

S  
338.09  
P42

STATE OF MONTANA

# **Actual and Potential Industrial Sites for Larger Montana Communities**

by  
**David J. Brown**



Resources Development Internship Program  
Western Interstate Commission for Higher Education

The ideas and opinions expressed  
in this report  
are those of the author.  
They do not necessarily reflect  
the views of the  
WICHE Commissioners or WICHE staff.

The Resources Development Internship Program  
has been financed during 1971 by a grant  
from the  
Office of Economic Research,  
Economic Development Administration,  
United States Department of Commerce  
and by more than fifty community agencies  
throughout the West.

ACTUAL & POTENTIAL INDUSTRIAL SITES  
for  
LARGER MONTANA COMMUNITIES

DAVID J. BROWN

sponsored by:

ECONOMIC DEVELOPMENT DIVISION  
MONTANA DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT  
and  
WESTERN INTERSTATE COMMISSION FOR HIGHER EDUCATION

Project Committee:

Everett V. Darlinton, Senior Engineer, DPED  
William M. Spilker, Director, Economic Development Division, DPED  
Charles Bentley, Senior Planner, DPED  
Don Kinney, Planning Director, Helena-City County Planning Board  
Del Siewert, Executive Vice President, Montana Chamber of Commerce

Helena, Montana  
September - 1971



## ACKNOWLEDGMENTS

A special thanks goes forward to all persons who graciously gave of their time and energy to make this report possible. All the staff of the Montana Department of Planning and Economic Development were extremely helpful and patient in all things I asked of them. Particularly I personally thank:

Everett V. Darlinton  
Senior Engineer  
Economic Development Division

William M. Spilker  
Director  
Economic Development Division

Peggy Tresch  
Secretary  
Economic Development Division

Richard Buerman  
Draftsman  
Montana DPED

Without the constant help of these four people, this project would have been extremely difficult for me.



## TABLE OF CONTENTS

	<u>Page</u>
I. Introduction	1
Project Need	1
Specific Objectives of Project	1
II. Methodology & Accomplishments	2
III. Summary	4
IV. Conclusion	4
V. Recommendations	5
VI. Bibliography	7
VII. Appendices	
(1) Appendix A - Form Letter 1	8
(2) Appendix B - Form Letter 2	9
(3) Appendix C - Form Letter 3	10
(4) Appendix D - Industrial Site Survey	11
(5) Appendix E - Guide to Description Sheets	12
(6) Appendix F - Industrial Site Computer Input Form (Example Layout)	13
(7) Appendix G - Industrial Site Inventory	15
(a) Industrial Site Inventory Index	16





## INTRODUCTION

Project Need: A key part of an industrial development program is the identification, availability and inventory of industrial sites. At the present time there is land in most Montana communities for industrial usage but for the most part the identity, availability and development problems associated with this land are not defined and maintained on file. It is necessary that a central inventory of sites be maintained so that a prompt response with accurate and current data can be furnished in reply to inquiries by prospective industrialists. In addition, copies of site information should be made available to the respective communities for their use in answering inquiries about their industrial properties.

The central agency should be the Montana Department of Planning and Economic Development. The Montana Department of Planning and Economic Development serves as an agency of state government with prime responsibility for developing the full potential of the state's human and natural resources (82-3701 through 3710 "Revised Codes of Montana, 1947"), through encouragement of new industry for increased capital investment and employment opportunities in Montana.

Specific Objectives of Project: The overall goal was to determine the available industrial sites in Montana communities and to establish a file to serve as an inventory of these sites.

- (1) The project required development of minimum criteria and a simplified survey form that could be used to survey the communities.
- (2) One of the objectives in accomplishing the overall goal was to locate those groups or individuals within the various communities that are responsive to providing information on industrial sites.
- (3) Finally, a file of sites presenting a condensed description on each site and a sketch was to be assembled.

## METHODOLOGY & ACCOMPLISHMENTS

In accomplishing the first specific objective of the project, all sources of information in the DPED office on preparation of an industrial site survey were reviewed. They are listed in the bibliography. In patterning an industrial site survey for Montana, certain conditions were important. Generally speaking, the criteria for a good industrial site was employed with some degree of simplification attempted. Cost of land is so variable as to time and location, and in most instances the price has not been established; therefore, cost of individual sites was omitted in the survey. Other factors were simplified to make the Industrial Site Survey forms easy to be filled out by the greatest number of people. The Economic Development Division (EDD) was primarily interested in compiling site information which would show what sites existed, who owners were, contacts to be made, and general access and utilities information. This will give a potential industrialist fundamental information from which he can follow up with contacts either with the respective community or with the EDD to further answer questions he might have.

Objective one was accomplished and Appendix D is the outcome of four drafts, several conferences with Everett Darlington and Bill Spilker and implementing the above considerations into the Industrial Site Survey.

The second specific objective was approached first by going through all correspondence, county, city, and key word files and determining what information concerning industrial sites in thirty select communities was available. The communities to be surveyed were selected by population (i.e. 2,500 people and over). Within the files certain personal contacts were annotated and these were compared against a suggested list provided by the E.D.D. That list was the 1971 Chamber of Commerce Directory of Montana. Also taken from the files was the information determined to pertain to industrial property in the selected communities. Twelve (12) communities had no information and were sent a form letter which is listed as Appendix B. Accompanying all letters to communities was the Appendix A letter and several copies of Appendix D.

Those communities that had some information on file (there were sixteen (16) of them) received Appendix C letter, Appendix A and photo copies of their site information as found in the EDD files. Before this information was sent out, it was reviewed with Everett Darlington and William Spilker as to its validity. Thus, the second specific objective was accomplished.

The third specific objective, which was to compile a file of the industrial sites with site description sheets and sketches of each site, was very time consuming.

Appendix E was implemented to make the site descriptions readable

and to maintain a degree of conformity throughout the project. The Guide to Description Sheets was used throughout for compilation of the project inventory. The site sketches were developed to clearly show the site and to give the potential reader an idea where the site was in relation to the highways, railroads, and corporate limits of each community. The assistance of a draftsman was used to finish the sketches since the volume increased to a point where the intern could not handle the load and meet the project deadline. The entire department made available its secretaries who assisted in the the accompanying report.

## SUMMARY

Each community was contacted by phone through numerous calls to city officials and the information was received and compiled. At the outset of the project, the sponser and myself anticipated a certain degree of apathy to be related to us and some was received. For the most part however, the people in their respective communities were very helpful and gave us the type of information which was useful to us and will prove invaluable to them as well.

Twelve (12) communities were personally contacted and the intern interviewed their Industrial Development Committees, power companies, railroads, county commissioners, chamber of commerce spokesmen and businessmen, all of whom were interested in the industrial development of their specific community or community area.

Of the thirty communities surveyed, twenty-six sent usable information and will be given information on each site we have compiled from their responses.

## CONCLUSION

All things considered, I feel that I have completed the project as my sponsor outlined. More time would have allowed a personal contact in each community and possibly would have given a better service to the communities I did not visit.

## RECOMMENDATIONS

- (1) The Economic Development Division should set aside a separate file drawer within the filing system where only industrial site information is filed. Each folder could contain:
  - (a) Printed industrial site sheets to be used in answering inquiries.
  - (b) Original masters of site sheets.
  - (c) All other pertinent information concerning the sites for that community.

There would be a folder for each community where the EDD has site information. By maintaining a file in one separate place, a problem encountered in compilation of this project, namely, finding the old files to review, would be eliminated as there would be only one file to review.

- (2) In order to have a usable file, the EDD should update their site information annually. An annual update might be accomplished through the following means:
  - (a) Send each community a copy of what the files show regarding industrial sites in their area.
  - (b) Ask them to review the information noting any changes, additional, or even new sites in their area. Included should be detailed maps of boundary changes or additions, new legal descriptions, percent occupancy of existing sites, etc. Industrial Site Survey Forms should accompany the inquiry as all pertinent information needed by the EDD is requested on those forms.
  - (c) Upon receiving the changes and additions to the file, all necessary changes should be implemented so that the information on file remains as current as possible. Implementing (point 2-c) will require considerable work but it should not be left to do last as this project file requires constant updating in order to remain a useful tool for Montana's industrial development.
- (3) If the number of communities and the requests for their site information becomes large, an automated system of site retrieval should be considered. In Appendix F is a recommended Industrial Site Computer Input Form (Example Layout). This form is modeled after a similar form used in the State of Missouri. There should be a single file placed with the industrial site files in which EDD retains all computer applications to automated site retrieval systems.

Following the intern's inquiries the EDD received an excellent reply covering input and output forms used by the Missouri Public Service Company in an automated site retrieval system they use. Also received was a copy of Ohio's publication "Comsite-70".

The recommended Industrial Site Computer Input Form (Example Layout) has the first seven columns of card layout devoted to county and place codes. These codes correspond to the Bureau of the Census codes for those communities in Montana. The Information Systems Division of DPED has the Bureau of the Census Summary tapes for the 1970 census. Using the above recommended input form, a merge could be run of the two files giving the desired census data with a designated site or entire site area. These two files might be further merged with a file containing community audit data (the EDD is now in the process of updating this information) to give all the types of information that should follow an industrial site inquiry.

The Information Systems Division has a systems analyst and computer time which might be utilized in implementing such an application as listed in the above recommendation. An application such as this would have the advantage of ease of updating site files and relative ease of giving an industrialist good socio-economic data about an area he might express interest in.

## BIBLIOGRAPHY

- American Industrial Development Council, Handbook on Industrial Development, Boston, Mass. June 1969.
- Bessire, Howard D., The Practice of Industrial Development, Hill Printing Co., El Paso, Texas, 1970.
- Bullington, J.S., Senior Industrial Consultant, Utilization of a State-Wide Site Evaluation Committee to Aid the Location or Relocation of Plant Facilities, Northern Natural Gas Company, Omaha, Nebraska, 68102, 1969.
- Conway Research, Inc., "Checklist of Site Selection Factors," 1970 Site Selection Handbook, Conway Research Inc., Atlanta, Ga. 30319, Vol 1, 1970, p. 211.
- Great Northern Railway, Industrial Facilities Planning Guide, Industrial Development Department, St. Paul, Minnesota, undated.
- Howard, Dick, Choosing Plant Sites: A Survey of Manufacturers, Office of Industrial Development Studies, University of Missouri, Columbia, Missouri, May 1970.
- Montana Chamber of Commerce, 1971 Montana Chamber Directory, Helena, Montana.
- Montana Department P.E.D., Miles City, Montana Industrial Land Use Survey, Helena, Montana, March 1971.
- Montana DPED, Report of Activities, Helena, Montana, for Fiscal Year Ending June 30, 1970.
- Montana State Highway Commission P.S.S., Montana City Plats and Aerial Photos, Helena, Montana, June 30, 1969.
- Montana State Highway Commission Planning Survey Section, Montana County Maps, Helena, Montana December 31, 1968.
- Montana State Highway Commission, P.S.S., Montana Unincorporated Communities Aerial Photos and Plats, Helena, Montana, 1967.

BIBLIOGRAPHY - cont'd

- Montana State Planning Board, A Handbook for Preparation of a Community Survey, prepared by: Bureau of Business and Economic Research, School of Business Administration, University of Montana, Missoula, Montana. February, 1967.
- U.S. Dept. of Agriculture, Federal Extension Service, Zoning: An Aid to Community Resource Development, U.S. Government Printing Office, Washington, D.C. 20402. 1967.
- U.S. Dept. of Commerce, Bureau of the Census, 1970 Census of Population, Bureau of the Census, Washington, D.C. 20233. September, 1970.
- U.S. Dept. of Commerce, E.D.A., Formula for Growth: How to make an Industrial Site Survey, U.S. Government Printing Office, Washington, D.C. 20402, October, 1969.



APPENDIX A  
Form Letter 1



STATE OF  
MONTANA

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

MAIL:  
CAPITOL STATION  
HELENA 59601

June 29, 1971

OFFICES:  
1716 NINTH AVENUE  
406 449-2400

Dear

This letter will serve to introduce you to Mr. David Brown.

Dave is working in our office as an intern under the program of the Western Interstate Commission for Higher Education (WICHE). This program provides summer employment and "on-the-job" training for college students who are either juniors, seniors or graduate students.

Dave graduated from Carroll College in Helena this spring with a major in economics and a minor in math. He plans to continue his education by enrolling this fall at Montana State University in Bozeman where he will pursue a course of study for a Masters Degree in Agricultural Economics.

COMMISSIONERS

FORREST H. ANDERSON  
GOVERNOR

PERRY F. ROYS  
CHAIRMAN AND  
EXECUTIVE DIRECTOR

ROSS W. CANNON  
HELENA

FRANK CRISAFULLI  
GLENDALE

DALE C. HAWKINS  
BILLINGS

W. L. BILL HOLTER  
GREAT FALLS

JOHN RUFFATTO  
MISSOULA

The work we have assigned to Dave consists of obtaining detailed information regarding industrial sites which are located in, or near, many of Montana's communities. This information is essential both to communities which desire new industry and to our office which endeavors to interest outside industry in locating within our State.

We are enclosing a letter to you from Dave which will further explain our industrial site program and we know that you will assist him and extend to him the courtesies which our office receives from you.

Sincerely,

Everett V. Darlinton  
Senior Industrial Engineer

EVD/dp



APPENDIX B  
Form Letter 2



MAIL:  
CAPITOL STATION  
HELENA 59601

June 30, 1971

OFFICES:  
1716 NINTH AVENUE  
406 449-2400

Dear

In order to attract industry to a community, the community leaders must implement a long-range plan of development, a portion of which requires a well planned, systematic and thorough determination of industrial sites. A community that identifies all local sites suitable for industry and compiles accurate, up-to-date site information enjoys a distinct advantage in the highly competitive quest for new industry and jobs. This is my concern and hopefully both yours and your community.

Enclosed you will find "Industrial Site Survey" forms which have been prepared for your use and from which we intend to get information to compile Site Descriptions. The description sheets will be used in drawing together a statewide inventory of industrial sites. This information will be used in our office to answer any inquiries we might receive pertaining to industrial sites within a particular area of Montana as well as within the entire state.

After publication, we will send you copies of your Site Descriptions which will prove very valuable to you when you receive inquiries concerning your community. You can easily mail these Site Descriptions in answer to the inquiries.

Please complete the enclosed surveys and try to return them to me by July 23, 1971, as I will be here for a limited time and will be able to give you the best service if you can send the survey in early.

I will contact you by phone within the next two weeks. In addition, I may visit your community in the near future for the purpose of trying to answer any questions you may have and asking a few of my own.

COMMISSIONERS

FORREST H. ANDERSON  
GOVERNOR

PERRY F. ROYS  
CHAIRMAN AND  
EXECUTIVE DIRECTOR

ROSS W. CANNON  
HELENA

FRANK CRISAFULLI  
GLENDALE

DALE C. HAWKINS  
BILLINGS

W. L. HILL HOLTER  
GREAT FALLS

JOHN RUFFATTO  
MISSOULA

Page two  
June 30, 1971

We would like to limit the minimum site size to twenty (20) acres for our survey. There are certain reasons for doing this:

1. Communities demand and industries desire adequate industrial zoning .
2. Costs of providing utilities to small sites puts a burden on one user whereas a large site will have more users each sharing a portion of the burden. Industries prefer to locate in an industrial district wherein other industries are or will be situated. Please send us surveys on as many sites as you have. We will gladly send you more forms for additional sites, if needed.

We find that we have no information concerning industrial sites in or around your community in our office files.

Your cooperation will be appreciated.

Sincerely,

David J. Brown, "WICHE" Intern  
Industrial Development Dept.

enc. (2)

DJB/dp



APPENDIX C  
Form Letter 3



MAIL:  
CAPITOL STATION  
HELENA 59601

June 30, 1971

OFFICES:  
1716 NINTH AVENUE  
406 449-2400

Dear

As you know, in order to attract industry to a community, the community leaders must implement a long-range plan of development, a portion of which requires a well planned, systematic and thorough determination of industrial sites. We acknowledge that you have done some work on this matter and enclosed is a copy of what we have in our office files on your community's industrial site. We are concerned with updating, adding to and completing additional site information for your community as asked for on the survey.

Enclosed you will find "Industrial Site Survey" forms which have been prepared for your use and from which we intend to take information to compile Site Descriptions. The sheets will be used in drawing together a statewide inventory of industrial sites. This information will be used in our office to answer any inquiries we might receive pertaining to industrial sites within a particular area of Montana as well as within the entire state.

COMMISSIONERS

FORREST H. ANDERSON  
GOVERNOR

PERRY F. ROYS  
CHAIRMAN AND  
EXECUTIVE DIRECTOR

ROSS W. CANNON  
HELENA

FRANK CRISAFULLI  
GLENDALE

DALE C. HAWKINS  
BILLINGS

W. L. BILL HOLTER  
GREAT FALLS

JOHN RUFFATTO  
MISSOULA

After publication, we will send you copies of your Site Descriptions, which will prove very valuable to you when you receive inquiries concerning sites in your community. You can easily mail these Site Descriptions in answer to the inquiries.

Please complete the enclosed surveys and try to return them to me by July 23, 1971, as I will be here for a limited time and will be able to give you the best service if you can send the survey in early.

I will contact you by phone within the next two weeks. In addition, I may visit your community in the near future for the purpose of trying to answer any questions you may have and asking a few of my own.

We would like to limit the minimum site size to twenty (20) acres for our survey. There are certain reasons for doing this:

1. Communities demand and industries desire adequate industrial zoning.

Page two  
June 30, 1971

2. Costs of providing utilities to small sites puts a burden on one user whereas a large site will have more users each sharing a portion of the burden.

Industries prefer to locate in an industrial district wherein other industries are or will be situated. Please send us surveys on as many sites as you have. We will gladly send you more forms for additional sites, if needed.

Your cooperation will be appreciated.

Sincerely,

David J. Brown, "WICHE" Intern  
Industrial Development Dept.

DJB/dp

enc.

APPENDIX D

Industrial Site Survey



# INDUSTRIAL SITE SURVEY

MONTANA DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

TOWN \_\_\_\_\_ DATE \_\_\_\_\_

SITE NO. \_\_\_\_\_ Prepared by \_\_\_\_\_

Phone \_\_\_\_\_

GENERAL If available include individual plat drawings of your site areas and aerial photo. Attach a city map showing location of present industrial site. Show the best you can its proximity to railroad, highway, sewer, gas, electricity, water, etc.

## DETAILED SITE INFORMATION

Title or other designation of site \_\_\_\_\_

SIZE: Acreage \_\_\_\_\_ Shape \_\_\_\_\_ Dimensions \_\_\_\_\_

### LOCATION:

Proximity to business district \_\_\_\_\_

Inside or out of corporate limits? \_\_\_\_\_

### PROPERTY USAGE:

Is site zoned? \_\_\_\_\_. If yes, for what purpose? \_\_\_\_\_

Is adjacent property zoned? \_\_\_\_\_. If yes, for what purpose? \_\_\_\_\_

Present use of land in site \_\_\_\_\_

Use of adjoining land \_\_\_\_\_

### OWNERSHIP:

Public or private and name of owner(s) \_\_\_\_\_

Address of owner(s) \_\_\_\_\_

Contact \_\_\_\_\_

### AVAILABILITY:

Sale \_\_\_\_\_ Lease \_\_\_\_\_

### TERRAIN:

Topographical features \_\_\_\_\_

Slope (i.e. drainage) \_\_\_\_\_

Have soil bearing tests been made? Yes \_\_\_\_\_, No \_\_\_\_\_ If yes, by whom? \_\_\_\_\_

If no, record of tests in adjacent area(s)? \_\_\_\_\_

### UTILITIES (IN RELATION TO SITE)

WATER: Is site served by municipal water supply? Yes \_\_\_\_\_, No \_\_\_\_\_ If yes, describe: \_\_\_\_\_

If no, nearest main to site and describe: \_\_\_\_\_

Other adjacent sources (i.e. groundwater, surfacewater, etc.) \_\_\_\_\_

SEWER: Is site served by municipal sewer service? Yes \_\_\_\_\_, No \_\_\_\_\_ If yes, capacity \_\_\_\_\_

and type of disposal (i.e. primary, secondary, etc.) \_\_\_\_\_

If no, nearest service and describe: \_\_\_\_\_

NATURAL GAS: Does site have gas service? Yes \_\_\_\_\_, No \_\_\_\_\_ If yes, size and location of mains:

\_\_\_\_\_

If no, nearest service: \_\_\_\_\_

POWER: Is site served by electrical power? Yes \_\_\_\_\_, No \_\_\_\_\_ If yes, capacity and location of lines: \_\_\_\_\_

\_\_\_\_\_

If no, nearest lines: \_\_\_\_\_

#### A C C E S S

HI L I N E: Surface type and number (i.e. Interstate 90--concrete surface, etc.) of roads serving site.

Distance to: Primary highway system \_\_\_\_\_ Interstate highway system \_\_\_\_\_

R A I L: Can site be served by rail? Yes \_\_\_\_\_, No \_\_\_\_\_ If yes, distance to railroad and name:

\_\_\_\_\_

A I R: Distance to airport from site \_\_\_\_\_ Is commercial service available? Yes \_\_\_\_\_

No \_\_\_\_\_ If yes, give carriers \_\_\_\_\_

If no, give distance to nearest commercial airport \_\_\_\_\_

#### I M P R O V E M E N T S   O N   S I T E

Are there any vacant buildings on site? Yes \_\_\_\_\_, No \_\_\_\_\_ If yes, describe: \_\_\_\_\_

\_\_\_\_\_

List other improvements not listed above: \_\_\_\_\_

\_\_\_\_\_

(Enter Additional Information or Remarks Below.)

Please return this completed form to:

Industrial Development Division  
Department of Planning and Economic Development  
Capitol Station  
Helena, Montana 59601



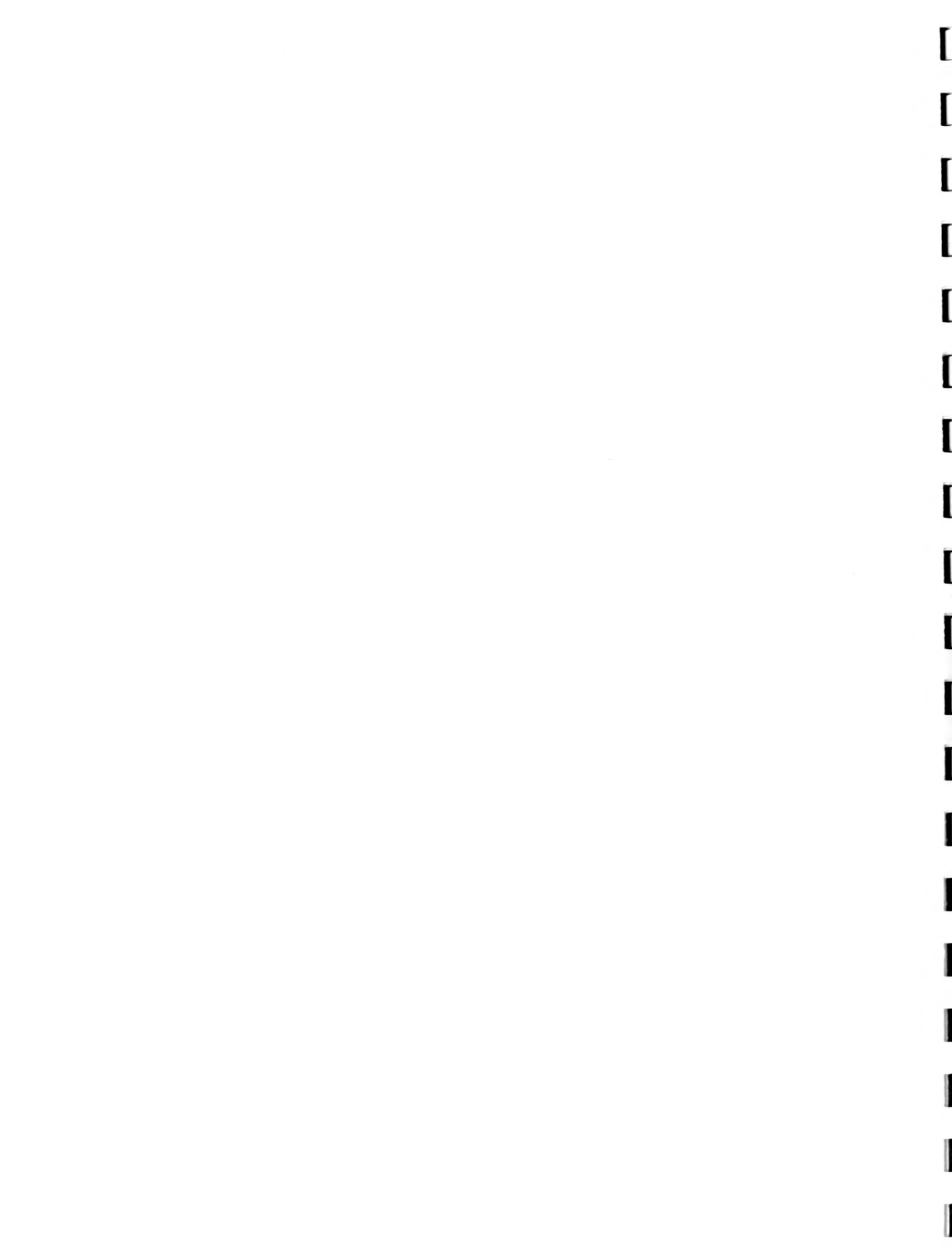
APPENDIX E  
Guide to Description Sheets



## GUIDE TO DESCRIPTION SHEETS

### Site #1 and Title

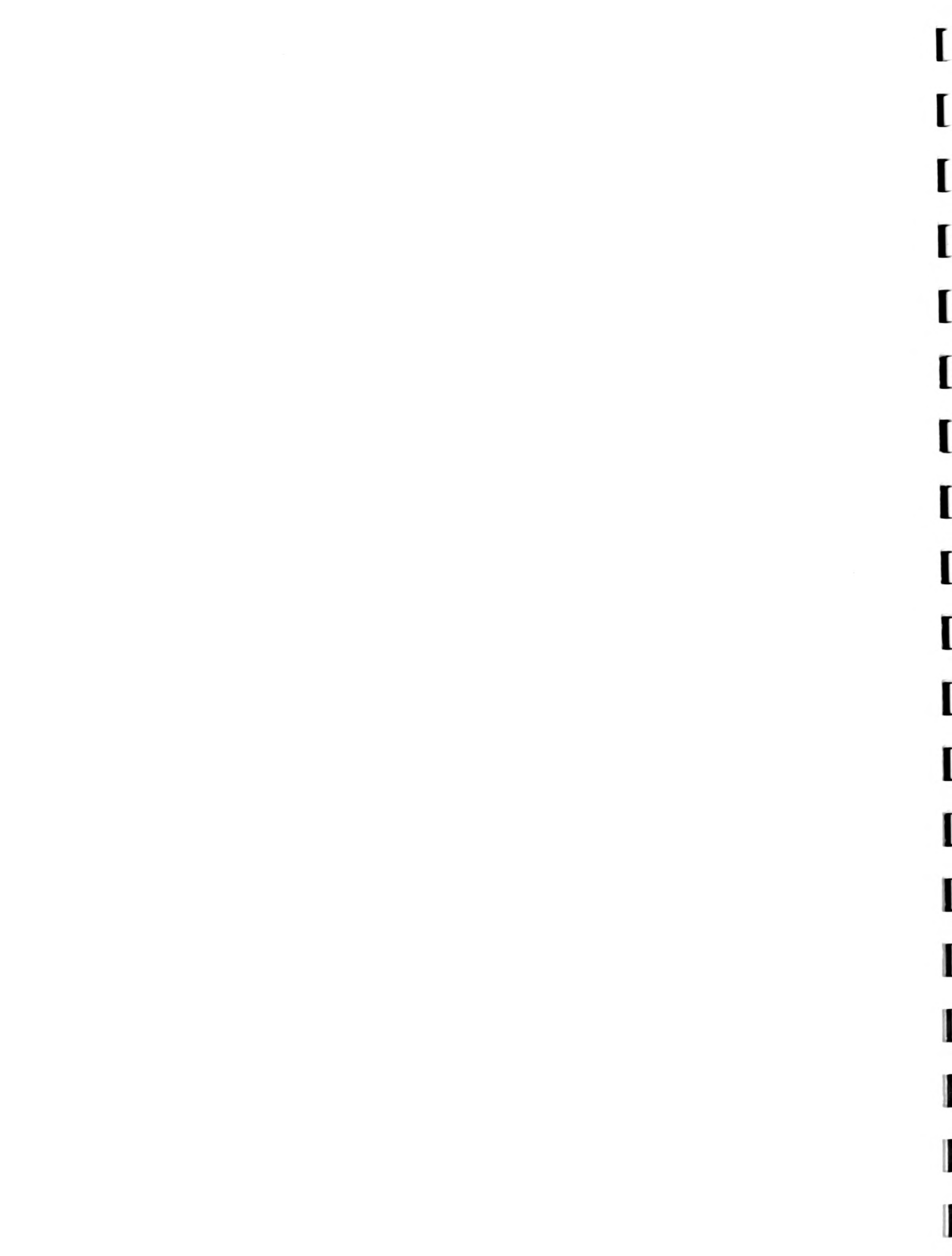
- (1) Size: Acreage  
Basic Shape  
Dimensions
- (2) Location: (C.B.D. & Corporate Limits)  
(Legal description if available)
- (3) Ownership: Owner(s)  
Contact & Address
- (4) Availability: Sale or lease
- (5) Property Usage: (Zoning on site and on adjacent property-  
present usage)
- (6) Terrain: Topography, drainage, soil bearing ability, flood  
history)
- (7) Utilities: (Water, sewer, natural gas, power.)  
(Give information available on each)
- (8) Access: (Highway, Rail & Air).
- (9) Improvements on Site:
- (10) Unique or additional features of site:



APPENDIX F

Industrial Site Computer Input Form

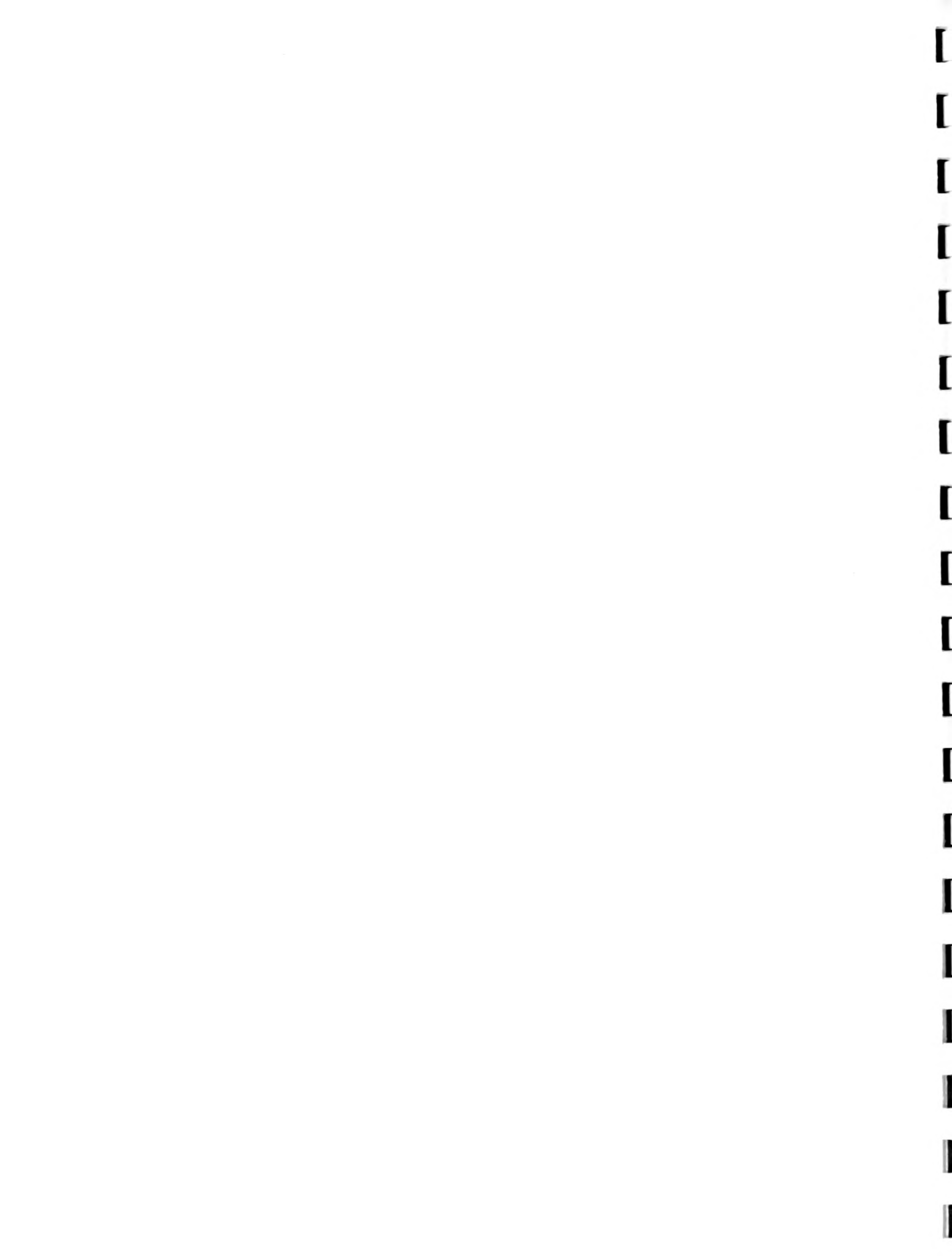
(Example Layout)



# APPENDIX F

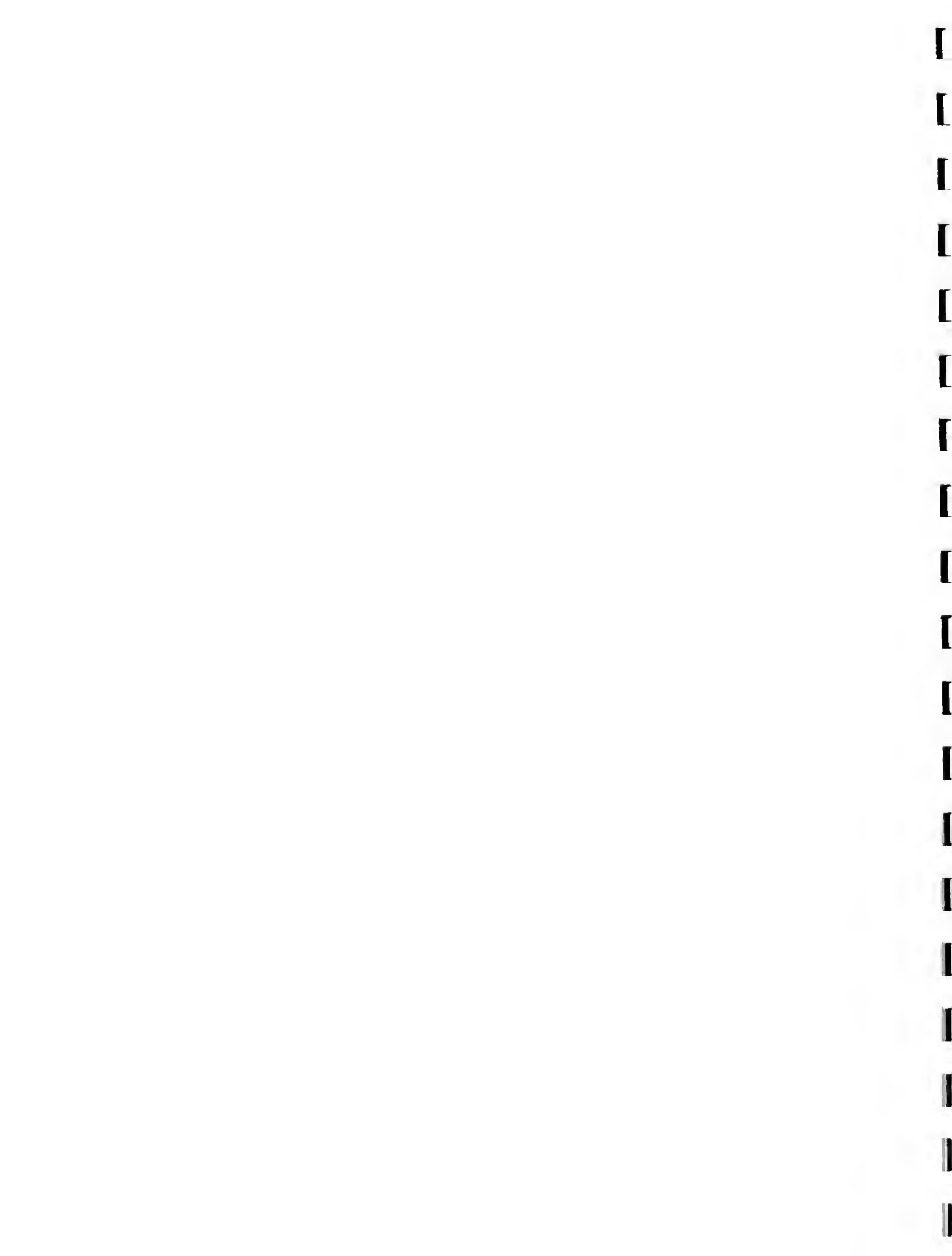
## INDUSTRIAL SITE COMPUTER INPUT FORM (example layout)

<u>DESCRIPTION</u>	<u>SPACES</u>	<u>EXAMPLE</u>
County Code	3	023
Place Code	4	0110
Site Designation 1, 2, 3, etc.	1	1
Address	20	00015 mi. E Anaconda
Site Size (Acres)	3	300
Availability (Sale, Lease)	2	SL
Zoned (LI, etc.)	5	000NZ
Terrain (Level, etc.)	1	L
Drainage(Good 1; Fair 2; Poor 3)	1	1
Soil Bearing Tests (yes, no) (By whom indicates yes)	3	00N
Soil Bearing Capacity (Good 1; Fair 2; Poor 3; Unknown 4)	1	4
Flood History (yes, no)	1	N
Water Availability (yes, no)	1	N
Main Size	2	00
Sewer Availability (yes,no)	1	N
Main Size	2	00
Natural Gas Availability (yes,no)	1	N
Main Size	2	00
Power Availability (yes,no)	1	Y
Line Capacity (KV)	5	00ADJ
Highway:		
Adjoining	5	01-90
Miles to Interstate	2	0½
Rail (yes, no:number if more than 1)	1	Y
Name	2	MR
Distance-to-Rail	3	ADJ
Air:		
Private (yes, no)	1	N
Commercial (miles to)	3	015





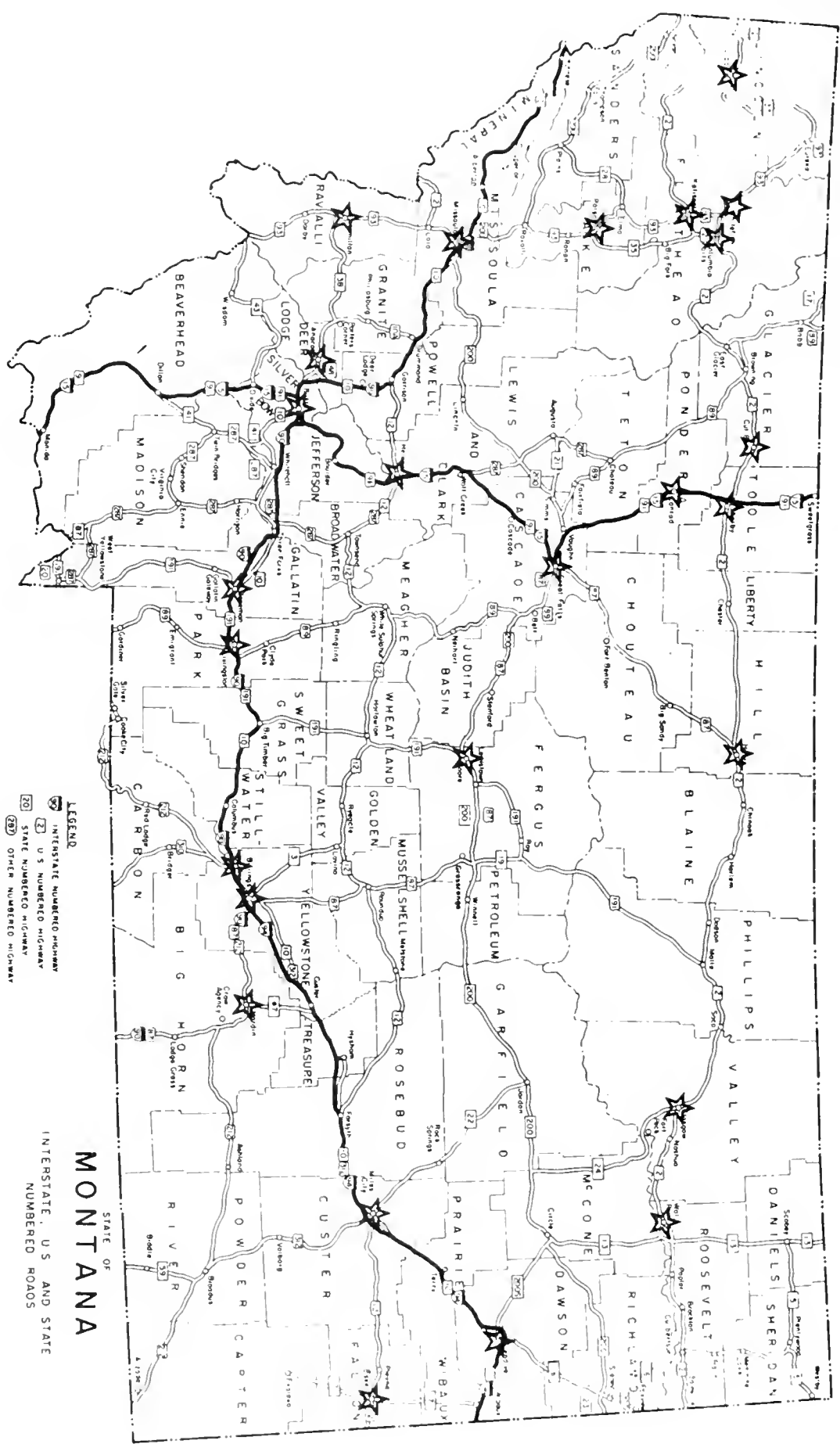
APPENDIX G  
Industrial Site Inventory



INDUSTRIAL SITE INVENTORY INDEX

<u>COMMUNITY</u>	<u>NUMBER OF SITE(S)</u>
Anaconda	1
Baker	1
Billings	4
Bozeman	1
Butte	1
Columbia Falls	4
Conrad	1
Cut Bank	1
Glasgow	1
Glendive	5
Great Falls	4
Hamilton	1
Hardin	4
Havre	1
Helena	2
Kalispell	3
Laurel	1
Lewistown	4
Libby	2
Livingston	1
Miles City	5
Missoula	5
Polson	3
Shelby	1
Whitefish	3
Wolf Point	<u>5</u>

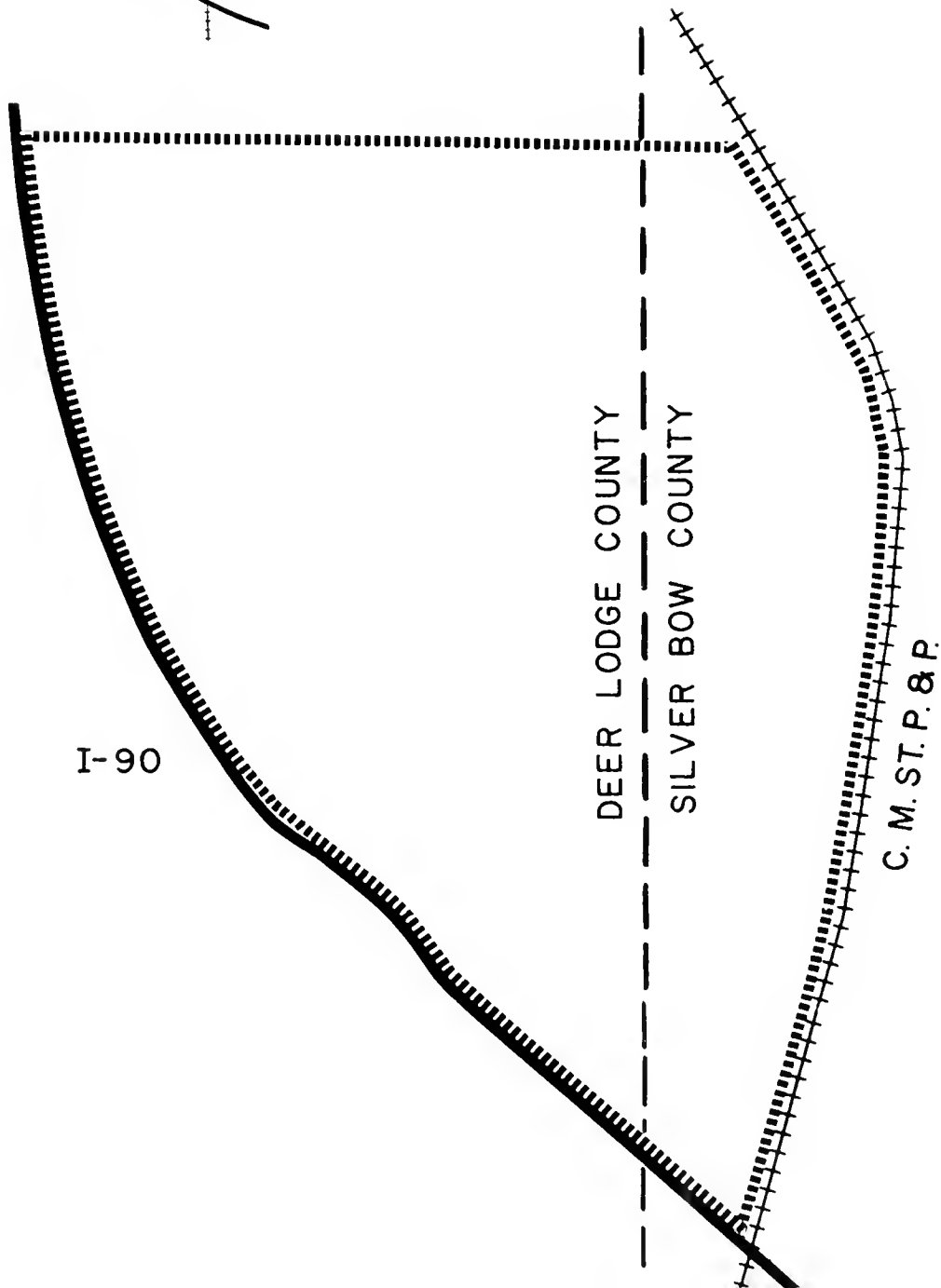
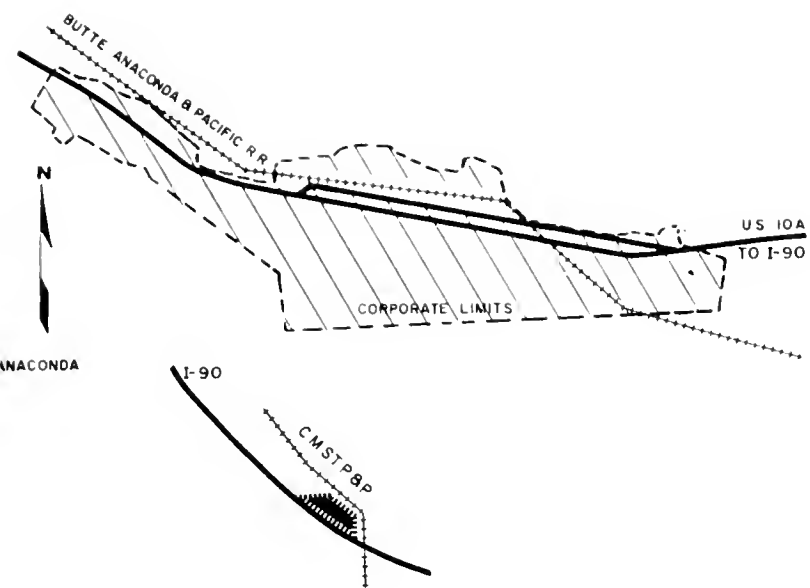
TOTAL SITES:        65



LEGEND  
[thick line] INTERSTATE NUMBERED HIGHWAY  
[thin line] U.S. NUMBERED HIGHWAY  
[thin line] STATE NUMBERED HIGHWAY  
[thin line] OTHER NUMBERED HIGHWAY

STATE OF  
**MONTANA**  
INTERSTATE, U.S. AND STATE  
NUMBERED ROADS

# ANACONDA SITE 1



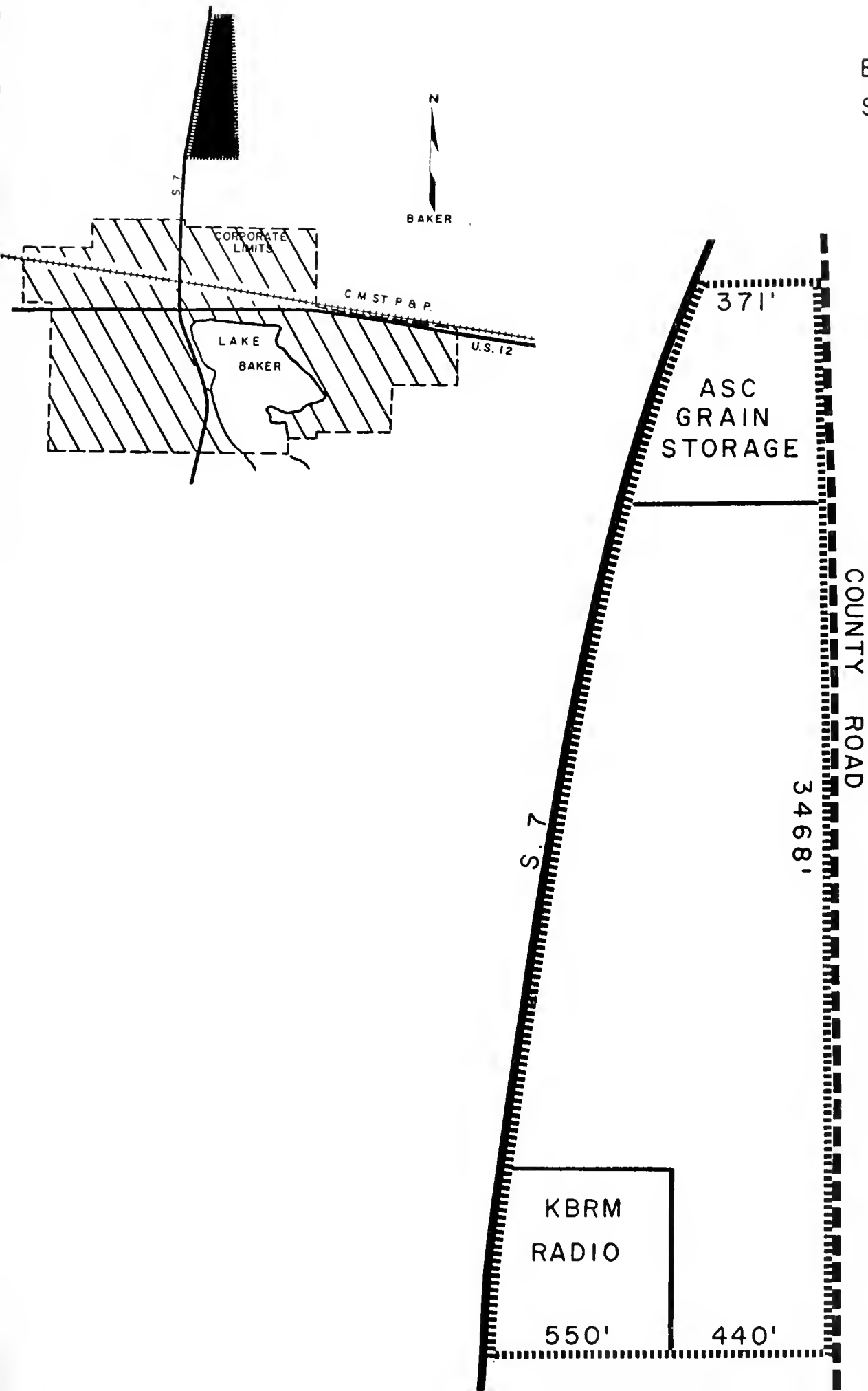
SITE #1: BUTTE-ANACONDA INDUSTRIAL PARK

- (1) Size: 300 acres. Site is irregular in shape.
- (2) Location: Site area lies approximately 15 miles from Butte and Anaconda business districts.
- (3) Ownership: Raymond C. Spangler, Southeast of Opportunity.  
Contact: Raymond C. Spangler.
- (4) Availability: Property available both through sale or lease.
- (5) Property Usage: Property is not zoned, nor is adjacent property zoned. Land in site is presently used for grazing and adjacent property is used for farming and grazing use.
- (6) Terrain: Site is relatively level, with the natural lay of the land sloping to the northwest. Soil bearing ability unknown. No flood history.
- (7) Utilities:
  - Water: Site does not have municipal service. Only source would be a ground water supply.
  - Sewer: No sewer service available on site and service would necessitate the construction of adequate systems by the respective industries.
  - Natural gas: Site does not have gas service. The closest gas mains are seven miles distant.
  - Power: Site can be served by electrical power from lines located just north of the site.
- (8) Access:
  - Highway: The site is located adjacent to Interstate Highway 90 and approximately seven miles from the junction of Interstate 15 from the south.
  - Rail: The mainline of the Milwaukee Road is on the east and north sides of the site.
  - Air: Commercial air service is available in Butte which is 15 miles distant.
- (9) Improvements on site: None at present.
- (10) Unique or additional features of site: EDA application pages and a preliminary layout map of the industrial park are on file.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71

BAKER  
SITE I

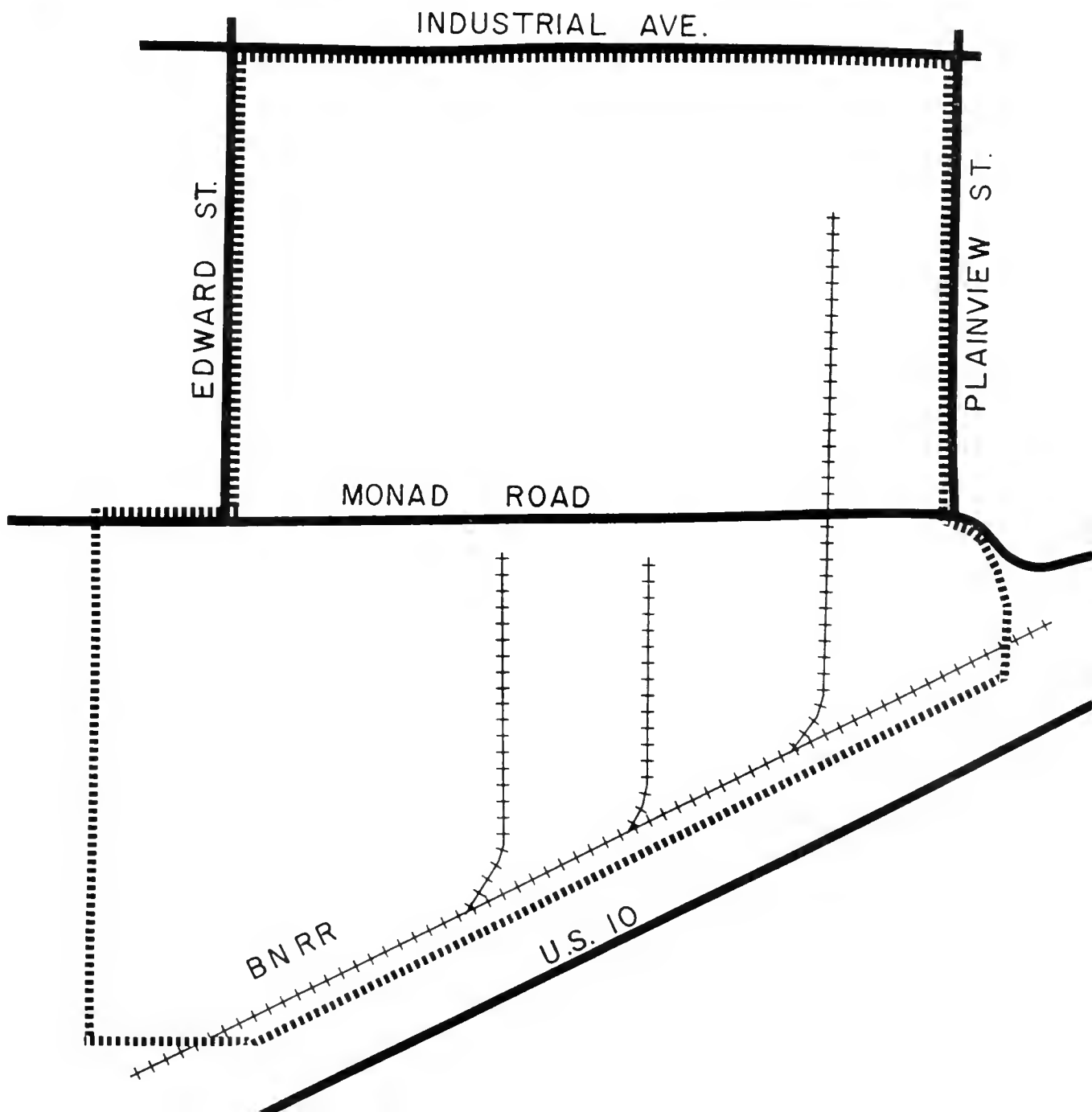
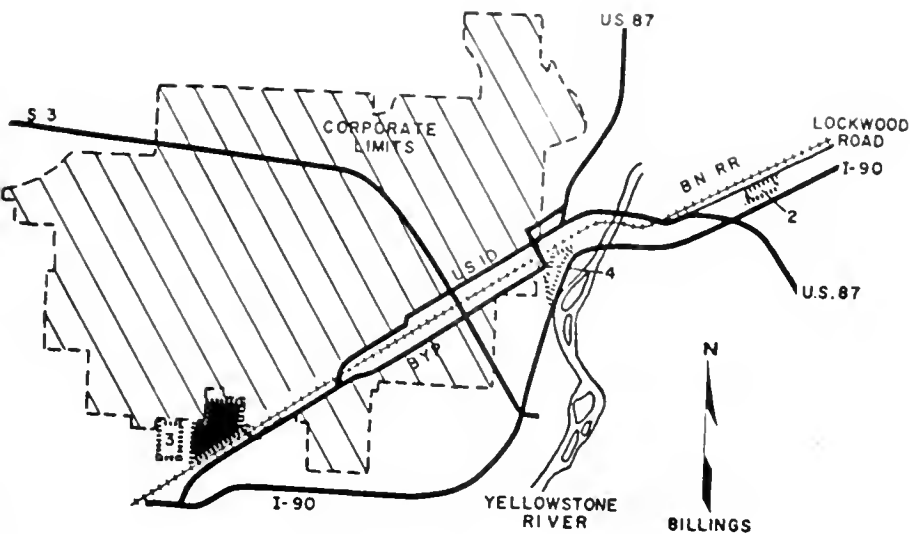


SITE #1: HERBST INDUSTRIAL SITE

- (1) Size: 21 acres. Site is rectangular in shape with 2297' frontage on State Highway 7.
- (2) Location: Site is located approximately one-half mile from the central business district outside the corporate limits.
- (3) Ownership: Joe M. Herbst, Box 559, Baker.  
Contact: Joe M. Herbst.
- (4) Availability: Property available through sale only.
- (5) Property Usage: Site is not zoned nor is adjacent property zoned. Land is presently vacant with adjacent property used for commercial businesses (i.e. Midland Lumber Co., Farm Machinery Sales and Service, Radio Station and Herbst Construction.
- (6) Terrain: Site is nearly level, sloping 4' to 5' in  $\frac{1}{2}$  mile. The internal drainage is poor (gumbo). Soil bearing ability unknown. No flood history.
- (7) Utilities:
  - Water: Site is served by the City of Baker Water Department with a 6" water main.
  - Sewer: Site is not served by a municipal sewer system. Present occupants use individual septic tanks.
  - Natural Gas: Montana-Dakota Utilities Co. serves site with natural gas.
  - Power: Montana Dakota Utilities Co. serves site with electrical power.
- (8) Access:
  - Highway: State Highway 7--asphalt surface--adjacent to property. Primary Highway U.S. 12 one-fourth mile south from site.
  - Air:  $1\frac{1}{2}$  miles to airstrip. Commercial service not available. 80 miles to commercial service at Miles City.
- (9) Improvements on Site: None at present
- (10) Unique or additional features of site: None.



BILLINGS  
SITE 1



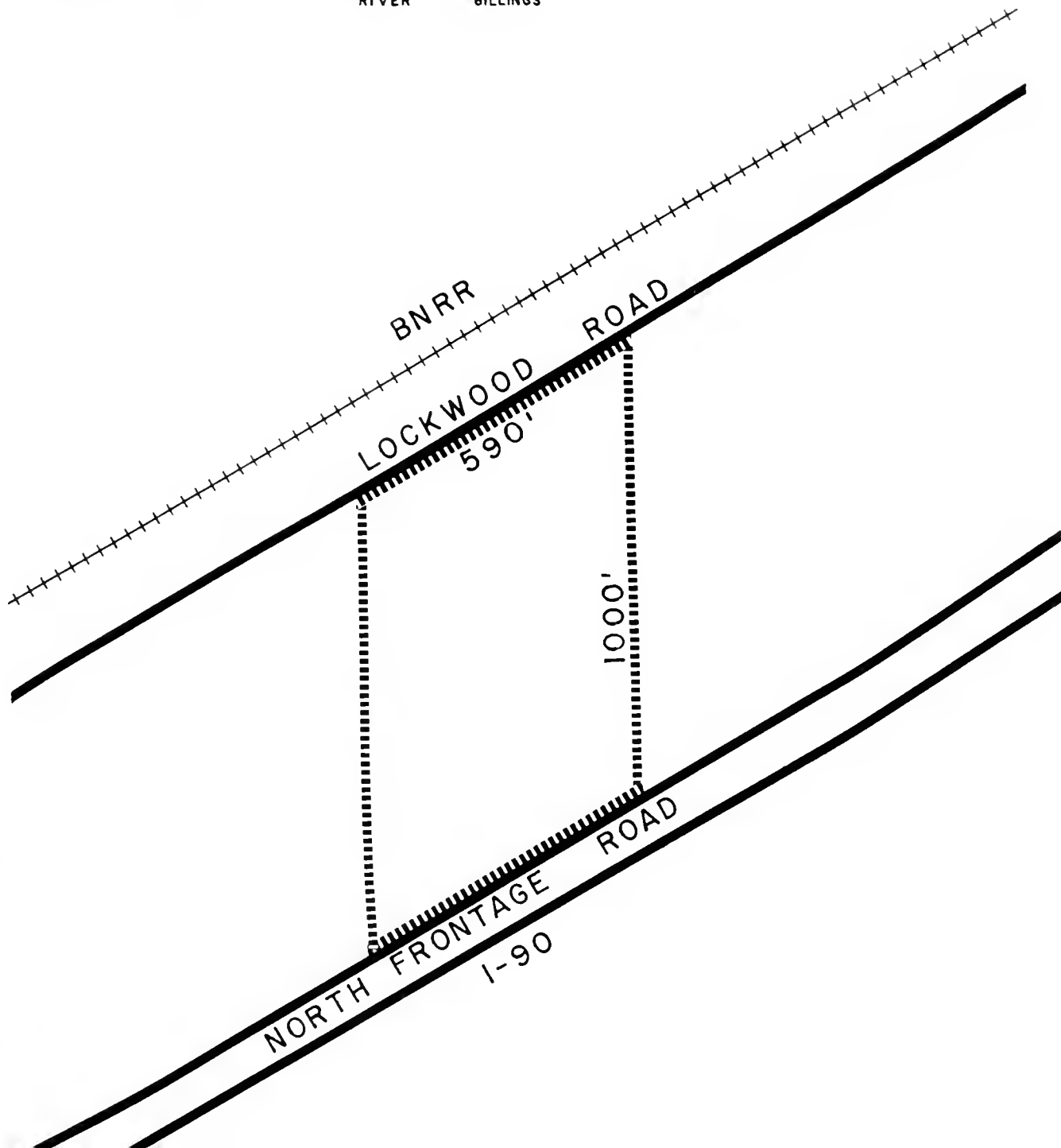
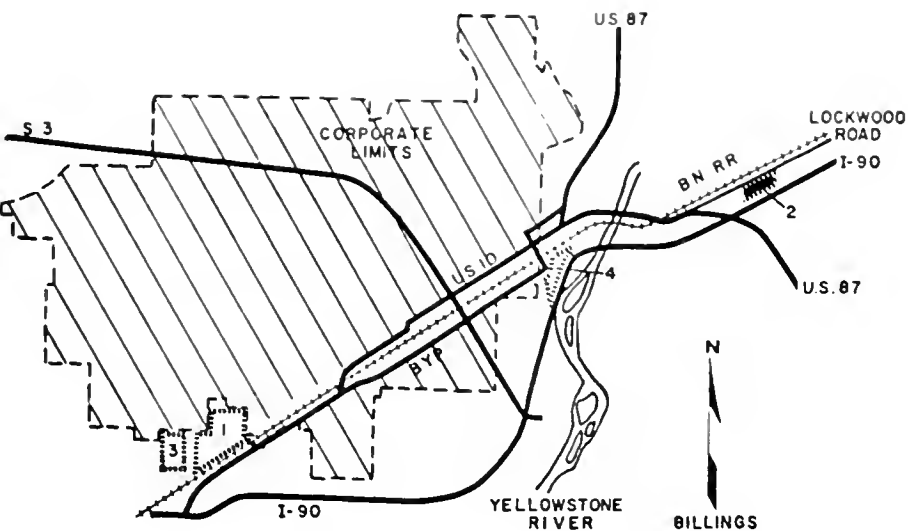
SITE #1: BURLINGTON NORTHERN INDUSTRIAL SITE

- (1) Size: 190 acres. Site is irregular in shape.
- (2) Location: Site is located south of Billings, adjacent to but outside the corporate limits. Property is bounded on the north by Monad Road and Industrial Avenue; on the southeast by U.S. Highway 10; on the east by Plainview Street; and on the west by Gordon Street.
- (3) Ownership: Burlington Northern, Inc.  
Contact: J.J. Gordon, Regional Manager, Industrial Development,  
Burlington Northern, Inc., Security Bank Bldg., Billings.
- (4) Availability: Site is available both by sale or lease. Lease is negotiable.
- (5) Property Usage: Site is not zoned but any industry that complies to state pollution standards is acceptable. Site is presently the location of several businesses with 55% of the property occupied. Adjacent land is used for farm, residential and Interstate Highway 90 use.
- (6) Terrain: Site level with gravel subsoil affording good drainage. Soil bearing ability unknown. No flood history.
- (7) Utilities:
  - Water: 8" mains on all north-south streets and Monad Road. Industrial Avenue and Edward Street have 12" mains.
  - Sewer: City service available. 8", 12", and 15" mains are throughout site. Consult City Sewer Department for particulars.
  - Natural Gas: Montana Dakota Utilities Co. serves site with 14" high pressure laterals throughout.
  - Power: Montana Power Co. high voltage transmission line crosses south end of site with the main tap line along Monad Road.
- (8) Access:
  - Highway: Primary Highway U.S. 10 forms the southeast boundary of the site and connects with Interstate 90 King Avenue Interchange approximately 1/4 mile southwest of site.
  - Rail: Trackage available on site from B-N, Inc. mainline along the southeast boundary. Three spurs are on site at present.
  - Air: Billings Logan Field is four miles from site. Northwest, Western & Frontier commercial services are available.
- (9) Improvements on site: Above mentioned.
- (10) Unique or additional feature of site: Aerial photos of site are available in site file for Billings.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71

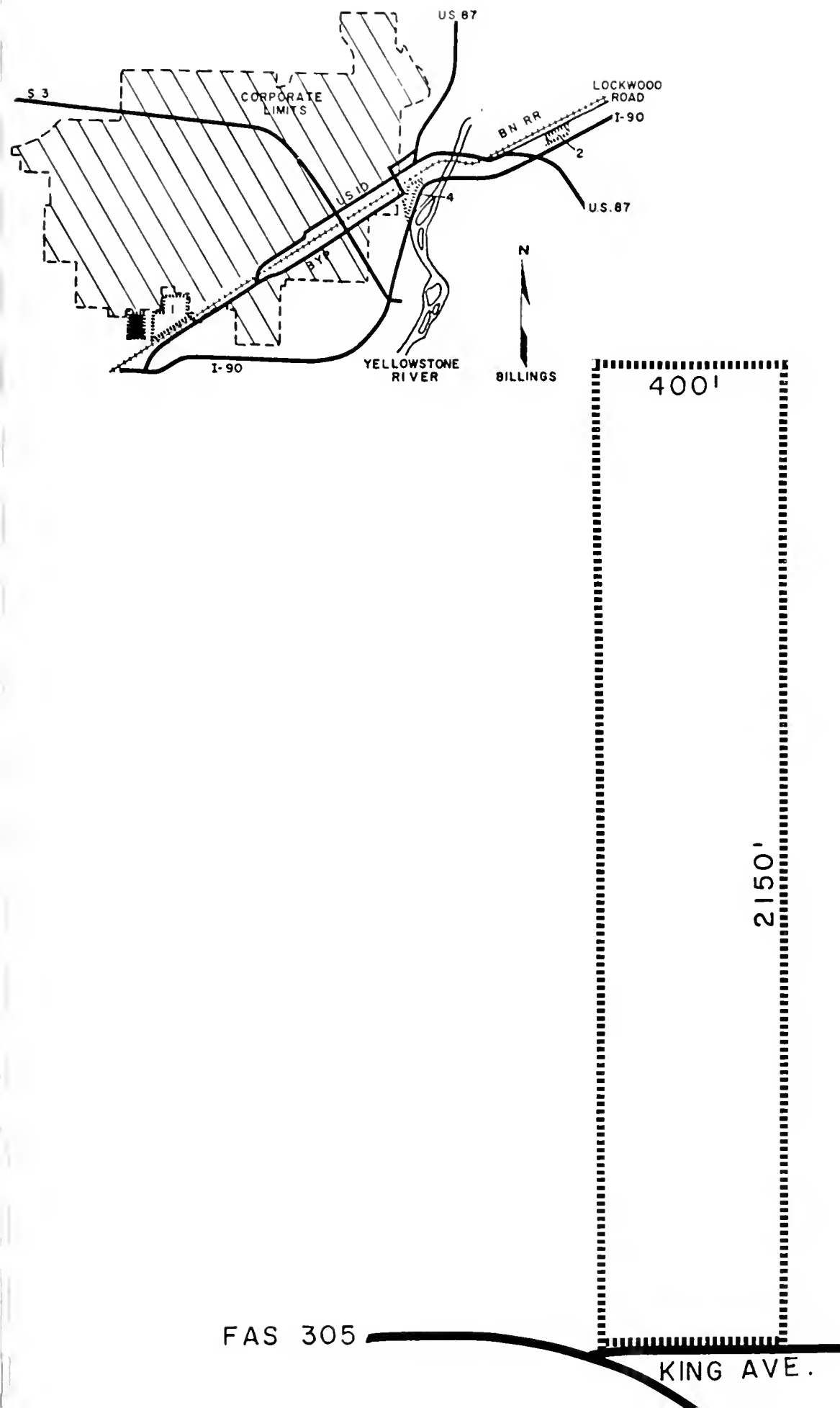
BILLINGS  
SITE 2



SITE 2: "LOCKWOOD SITE"

- (1) Size: 12 acres. Site is trapezoidal in shape.
- Dimensions: North: 590' - Lockwood Road or "Old Brick Road"  
South: 590' - North Frontage Road  
East : 1000' - 600' west of Naylor  
West : 1000' - Vacant
- (2) Location: Site is located one-half mile east of Lockwood Flats Interchange of Interstate 90 and U.S. 87. Three miles to central business district outside the corporate limits.
- (3) Ownership: Carl M. Hanson, 1148 North 29th, Billings, Montana.  
Contact: Carl M. Hanson
- (4) Availability: Site is available both by sale or lease. Owner will build to suit tenant.
- (5) Property Usage: Site is not zoned nor is adjacent property zoned. The Billings' Comprehensive Plan projects the area as a heavy industrial growth area. Clark Electric occupies a portion of property. Adjacent property has farm and residential use.
- (6) Terrain: Site is gentle sloping land with excellent drainage through a sandy base. Clay base at 30'. Soil bearing capacity unknown. No flood history.
- (7) Utilities:
- Water: Site is served by the Lockwood Water Supply. Well water yields 500 gal/min.
- Sewer: Site is not served by sewer service.
- Natural Gas: Montana-Dakota Utilities Company serves site.
- Power: Montana Power Company serves site.
- (8) Access:
- Highway: One-half mile east of Lockwood Interchange of Interstate 90 and U.S. 87. Paved north frontage road on south boundry of site.
- Rail: Site is not served but Burlington Northern line runs 600' north of property.
- Air: Billings Logan Field is five miles west of site. Northwest, Western and Frontier Airlines services available.
- (9) Improvements on site: None at present.
- (10) Unique or additional features of site: None at present.

BILLINGS  
SITE 3



SITE #3: CARBON IMPLEMENT INDUSTRIAL SITE

- (1) Size: 20 acres. Site is rectangular.

Dimensions: North: 400' - Farmland  
South: 400' - King Avenue West  
East : 2150' - Carbon Implement-Farmland  
West : 2150' - Farmland

- (2) Location: Site is located just west of the Billings corporate limits and the Burlington Northern industrial site.
- (3) Ownership: CBH Development Company, P.O. Box 2043, Billings.  
Contact: Harry Alcott, Carbon Implement, Billings, Montana.
- (4) Availability: Property is available both by sale or lease.  
Owner will build to suit tenant.
- (5) Property Usage: Site is not zoned and there are deed restrictions only. Adjacent property is zoned industrial use and is used as such. Carbon Implement occupies the southeast corner of site.
- (6) Terrain: Property is generally level and well drained. Soil has good bearing capacity as evidenced by the existence of adjoining Carbon Implement buildings. No flood history.

- (7) Utilities:

Water: 6" city water main located at northwest corner of industrial site. 12" city water line proposed along Monad Road from Burlington Northern industrial site and south along South 20th Street West to King Avenue.

Sewer: 24" city sanitary sewer located along center of Monad Road 990 feet north of site. No sewer on site at present.

Natural Gas: Montana-Dakota Utilities Company. 2" gas line located along north line of King Avenue road west.

Power: Montana Power Company three phase line along north side of King Avenue.

- (8) Access:

Highway: Access is excellent with direct access to Interstate 90 and U.S. Highway 10 via King Avenue West and King Avenue overpass approximately  $\frac{1}{4}$  mile south of site.

Rail: Trackage available to industrial site from the Burlington Northern, Inc. mainline located to the south of site.

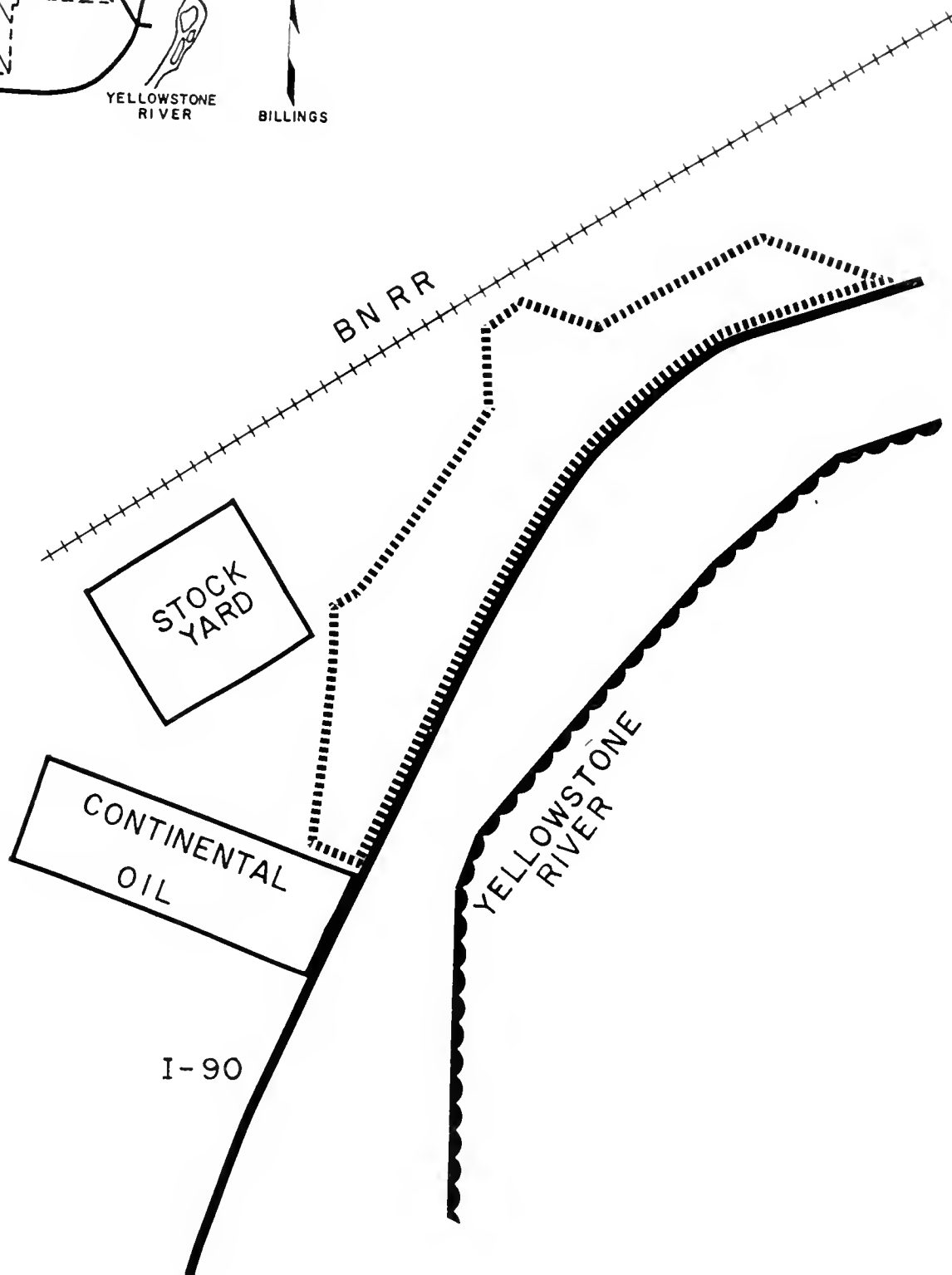
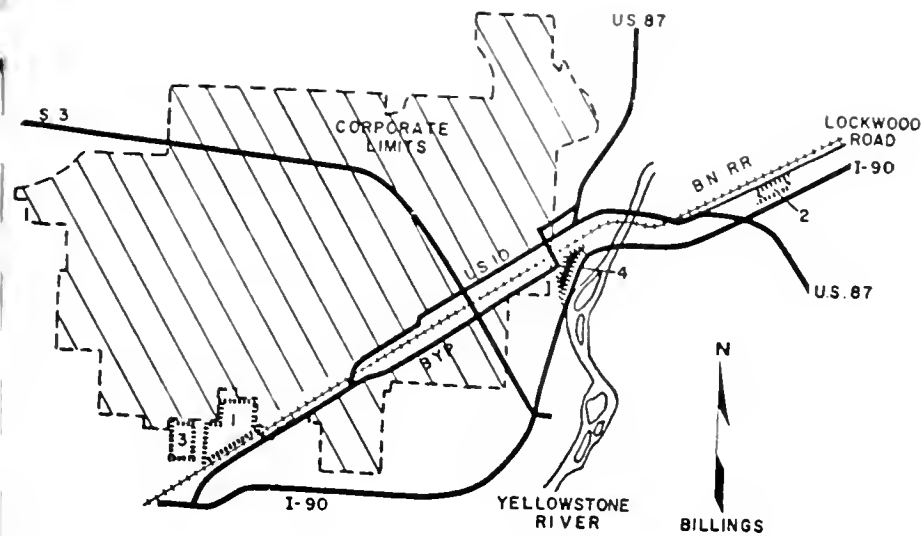
Air: Billings Logan Field is located approximately four miles north of site via King Avenue, Interstate 90 business route and North 27th Street.

- (9) Improvements on site: Above mentioned.
- (10) Unique or additional features of site: Oversize truck loads access site without going through town from all directions.  
Easement for right-of-way to 20th Street.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71

BILLINGS  
SITE 4



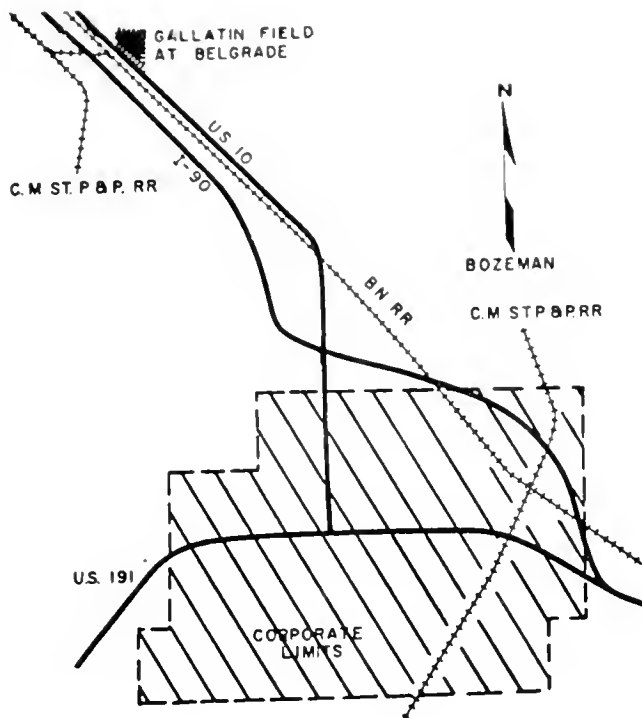
SITE 4: PIERCE INDUSTRIAL SITE

- (1) Size: 58 acres. Site is irregular in shape.
- (2) Location: Site lies just east of the corporate limits. It is bounded on the north by old spur subdivision and Minnesota Avenue. (U.S. 10 and 87). Bounded on the east by Interstate 90.
- (3) Ownership: Pierce Packing Company, 21 North 15th Street, Billings.  
Contact: Fred Pierce II
- (4) Availability: Site is available by lease only. Owner will build to suit tenant.
- (5) Property Usage: Property is not zoned, but any industry is acceptable that complies with state pollution standards. This area has planning for being a heavy industrial area.
- (6) Terrain: Site is level land with good drainage through a gravel base. Soil bearing ability is good. Flood history unknown.
- (7) Utilities:
  - Water: Provided by Billings Water Department.
  - Sewer: To be installed and connected to City of Billings sewer system.
  - Natural Gas: Provided in area by Montana-Dakota Utilities Company. Site not served.
  - Power: Steam electric generating plant one block from site.
- (8) Access:
  - Highway: Primary highway U.S. 10 and 87. The truck route through Billings is  $\frac{1}{4}$  mile from site. Interstate 90 is adjacent to east boundry.
  - Rail: Spur track leads into Montana Power Steam Plant and services can be extended to site. Contact B-N Inc.
  - Air: Billings Logan Field is located some three miles north of this industrial site. Northwest, Western & Frontier service.
- (9) Improvements on site: None at present.
- (10) Unique or additional features of site: Two companies have optioned 3-5 acres of ground each from Pierce.

COMPILED AND PUBLISHED BY:

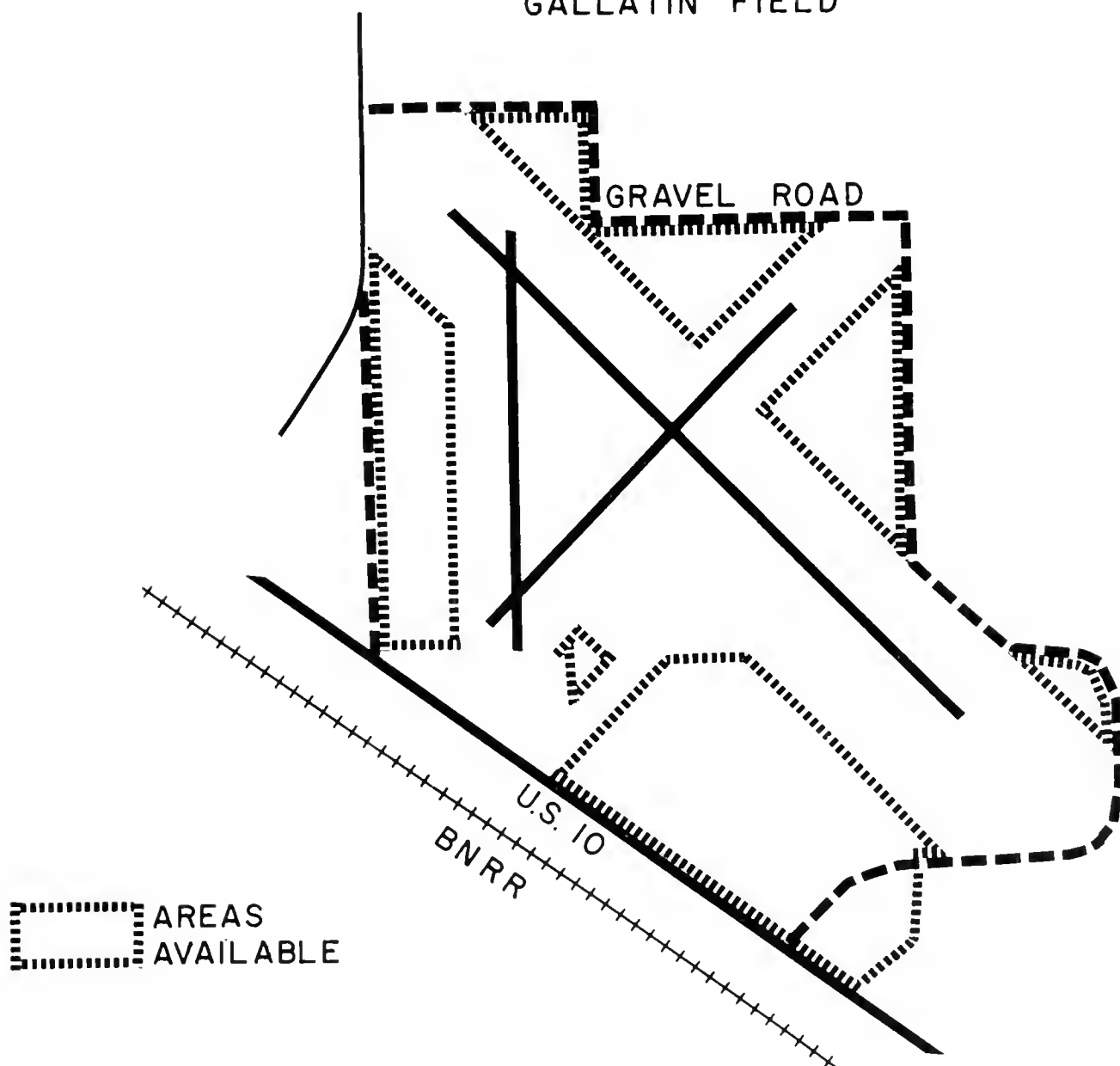
Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71





# BOZEMAN SITE 1

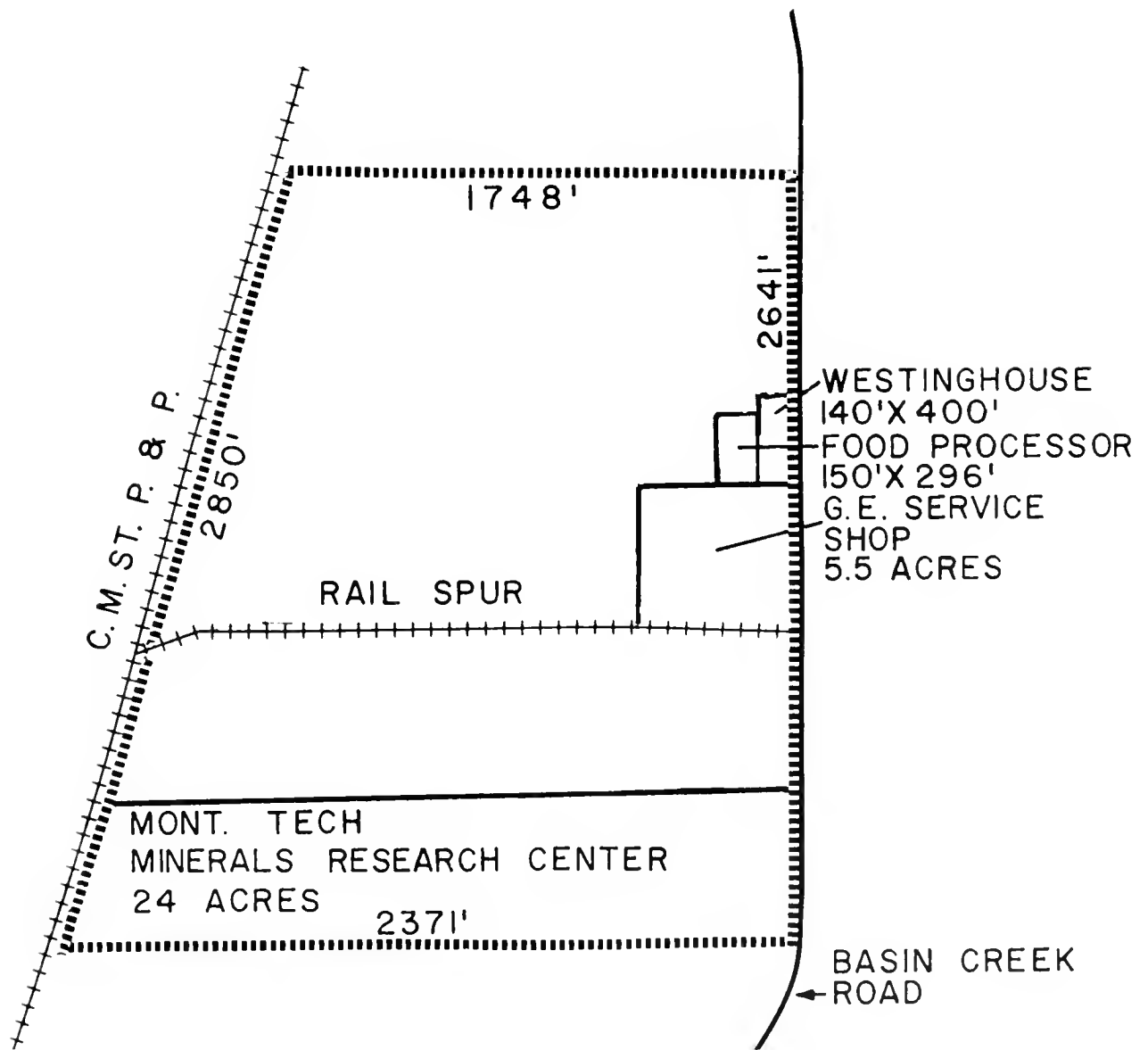
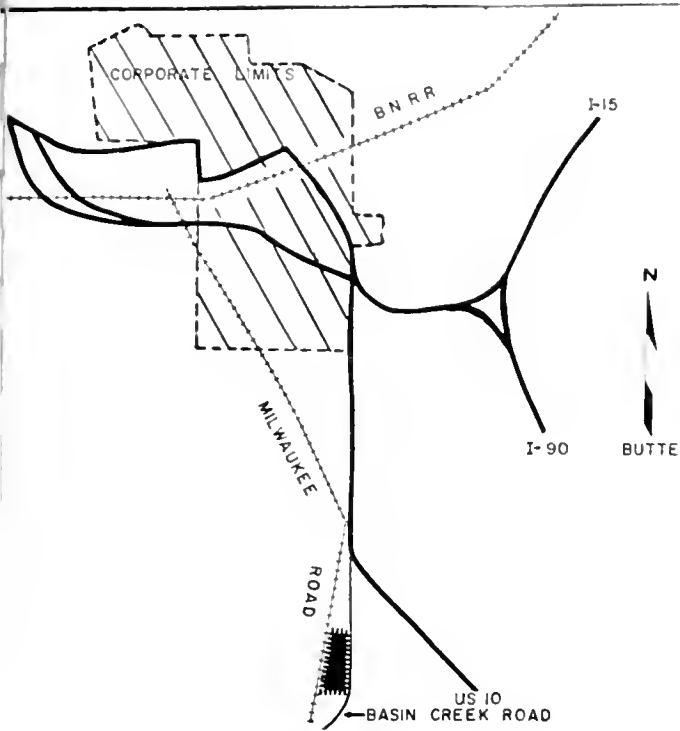
## GALLATIN FIELD



SITE #1: GALLATIN AIRPORT IMPROVEMENT SITES

- (1) Size: 480 acres. Irregular shaped tracts.
- (2) Location: Site is located adjacent to the Gallatin Airport which is approximately ten miles from Bozeman.
- (3) Ownership: Gallatin County Airport Board, Bozeman.  
Contact: Gallatin Development Corporation, Bozeman Chamber of Commerce, Bozeman.
- (4) Availability: Property is available through sale, lease or lease with option.
- (5) Property Usage: Site is not zoned nor is adjacent land zoned. Land in sites is presently adjacent to the Gallatin County Airport.
- (6) Terrain: Site is level with good drainage. Soil bearing should be good as evidenced by the adjacent runways. No flood history.
- (7) Utilities:  
  
Water: Sites served, but capacities and sources unknown.  
  
Sewer: Type of service notknown.  
  
Natural Gas: 2", 3", and 4" natural gas mains serves site.  
  
Power: Montana Power Company serves site with 7.2 and 12.4 kvlines along the south boundry.
- (8) Access:  
  
Highway: Paved and graveled county roads serve site. Old U.S. 10 runs within a short distance of site. Interstate 90 also runs nearby.  
  
Rail: The mainline Burlington Northern Railroad and the Milwaukee Road both run through area.  
  
Air: Adjacent to Gallatin County Airport. Northwest and Frontier are the area's commercial carriers.
- (9) Improvements on Site: None at present.
- (10) Unique or additional features of site: The Gallatin Development Corporation has a brochure on file concerning this site.

BUTTE  
SITE 1



SITE #1: BUTTE INDUSTRIAL PARK

- (1) Size: 129.842 acres. Site is trapezoidal in shape.

Dimensions:

North - 1748' - Vacant land  
South - 2371' - Vacant land  
East - 2641' - Basin Creek Road  
West - 2850' - Milwaukee Road

- (2) Location: Site is located six miles south of the business district outside of the corporate limits. Located in NE $\frac{1}{4}$ , S18, T24, R7W, P.M.M.
- (3) Ownership: Butte Local Development Corporation  
Contact: Stephen Buttress, Executive Director, Room 214,  
Medical Arts Building, P.O. Box 507, Butte, Montana.

- (4) Availability: Property is available both for sale or lease.

- (5) Property Usage: Park is zoned industrial. Adjacent property zoned industrial-commercial. Present use of site is industrial with General Electric and Westinghouse Service Shops occupying approximately 6 $\frac{1}{4}$  acres of park acreage. There is ranching, railroad and open space use of adjoining land.

- (6) Terrain: Land is all scraped and leveled. Drainage is to sewer disposal system. Soil bearing tests have been made by Northern Testing Lab., Great Falls, Montana.

- (7) Utilities:

Water: 24" mainline to park; 8" service lateral within.

Sewer: Primary 8" to 10" main providing for all sewage disposal with the exception of high chemical sewerage.

Natural Gas: 4" service adjacent to Basin Creek Road, facilities to be extended to sites as needed.

Power: Lines are in north section of park 161 kv and 230 kv.

- (8) Access:

Highway: Basin Creek Road - asphalt surface. One-half mile to primary U.S. 10. Four miles to Interstate 15 and 90.

Rail: Milwaukee Railroad serves site.

Air: Commercial service is available one (1) mile from park. Western, Northwest, Butte Aero Sales & Service are principal carriers.

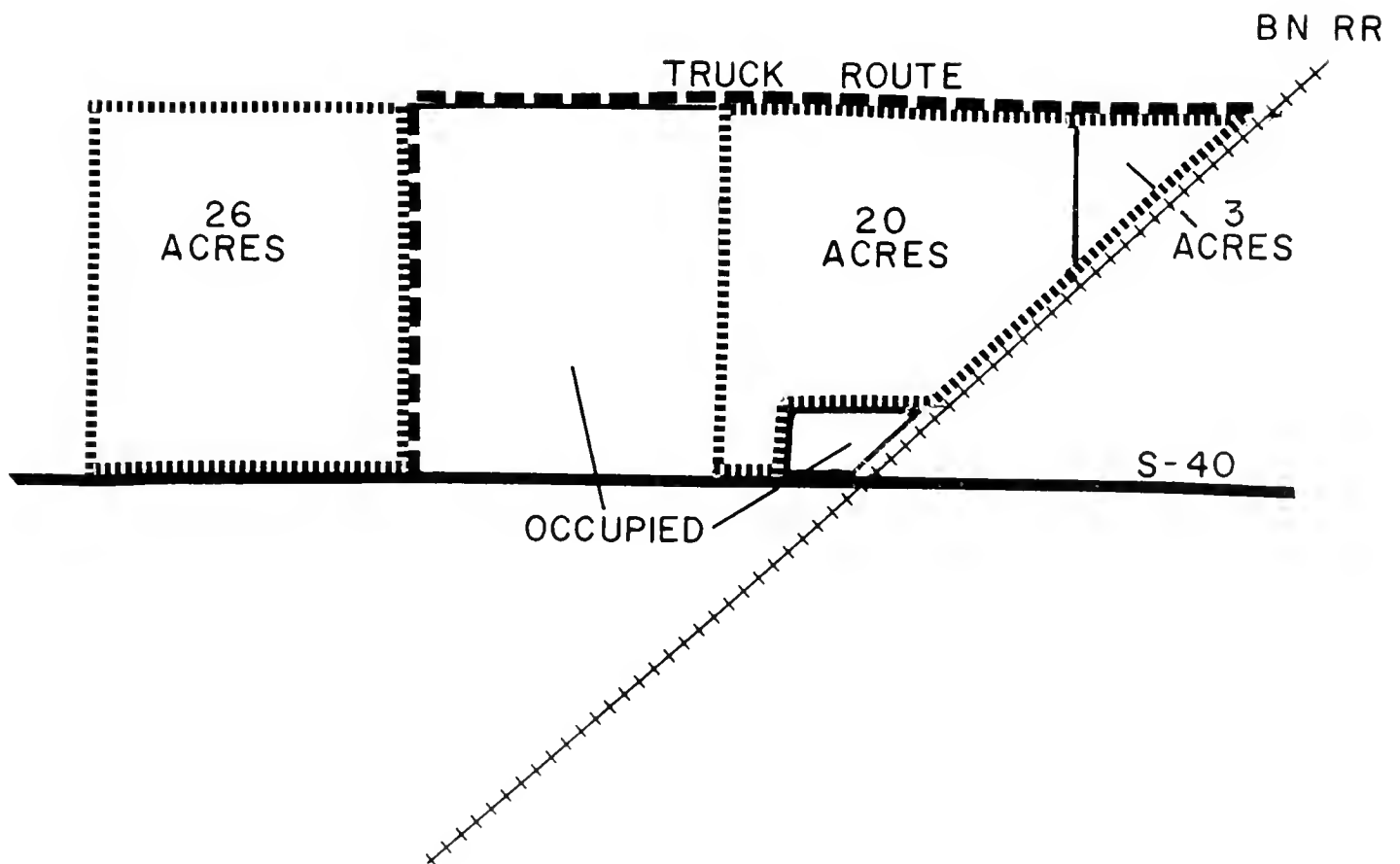
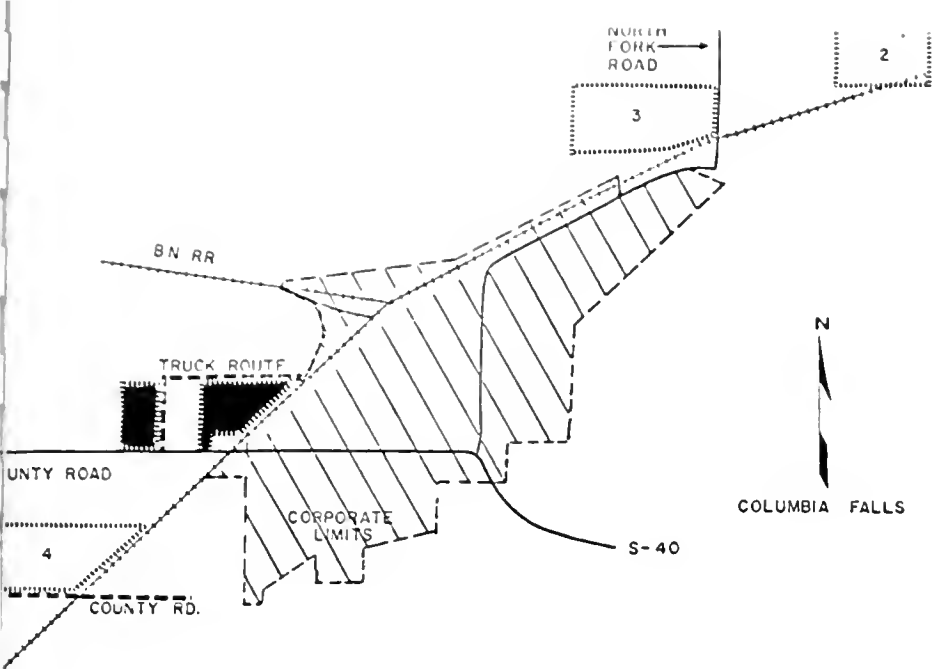
- (9) Improvements on Site: No vacant buildings in park.

- (10) Unique or additional features of site: Fire hydrants, landscaping, sprinkling systems, and access roads are installed in park.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71

COLUMBIA FALLS  
SITE I



SITE #1: JONES-KLAPPER-LEEMAN PROPERTY

- (1) Size: 49 acres (aggregate). Site is irregular in shape.

Dimensions:

Three irregular parcels of 3, 20, and 26 acres.

- (2) Location: Site is located one-fourth mile from central business district with the Jones and Leeman property outside and the Klapper property inside the corporate limits. Located in Section 7, T20N, R30W.

- (3) Ownership: Jones, Klapper, Leeman  
Contact: Eldon Clare, 611 Nucleus Avenue, Columbia Falls

- (4) Availability: Property available by sale only.

- (5) Property Usage: Site is not zoned nor is adjacent land. Site is presently used for pasture with some adjacent property used for residential and commercial use.

- (6) Terrain: Level land with sparse trees on site. Good drainage through a gravel base. Soil bearing unknown. No flood history.

- (7) Utilities:

Water: Not available at present

Sewer: Not available at present

Natural Gas: 2" main runs along Truck Route. Montana Power Service.

Power: Pacific Power & Light serves area with the Bonneville sub near Anaconda plant.

- (8) Access

Highway: Truck route-oil surface cuts through property. State 40-asphalt surface-400' to the south of property. 2½ miles to primary highway U.S. 2, 120 miles to Interstate 90.

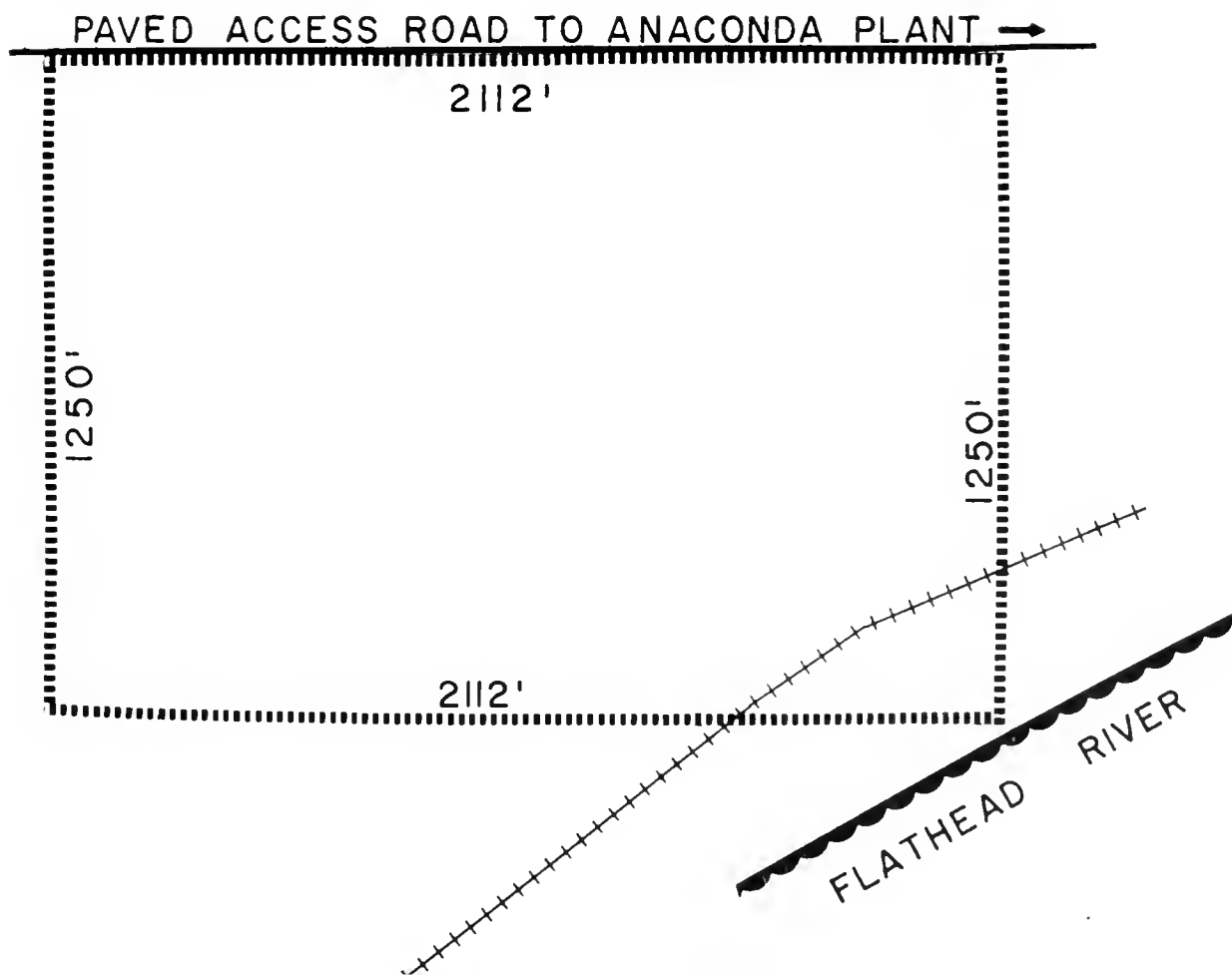
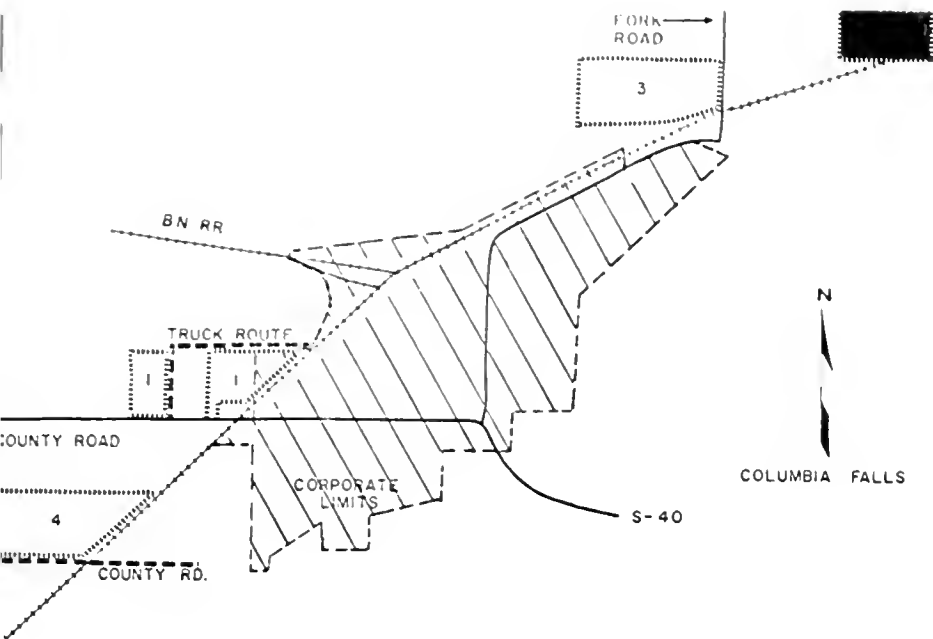
Rail: Burlington Northern line and a spur run through property.

Air: Flathead County Airport 6 miles south. Air West service at present.

- (9) Improvements on Site: None at present.

- (10) Unique or additional features of site: Site is partially occupied by distributors (i.e. Roberts Rocky Mountain Equipment and an oil distributor.)

# COLUMBIA FALLS SITE 2



SITE #2: ANACONDA PROPERTY #1

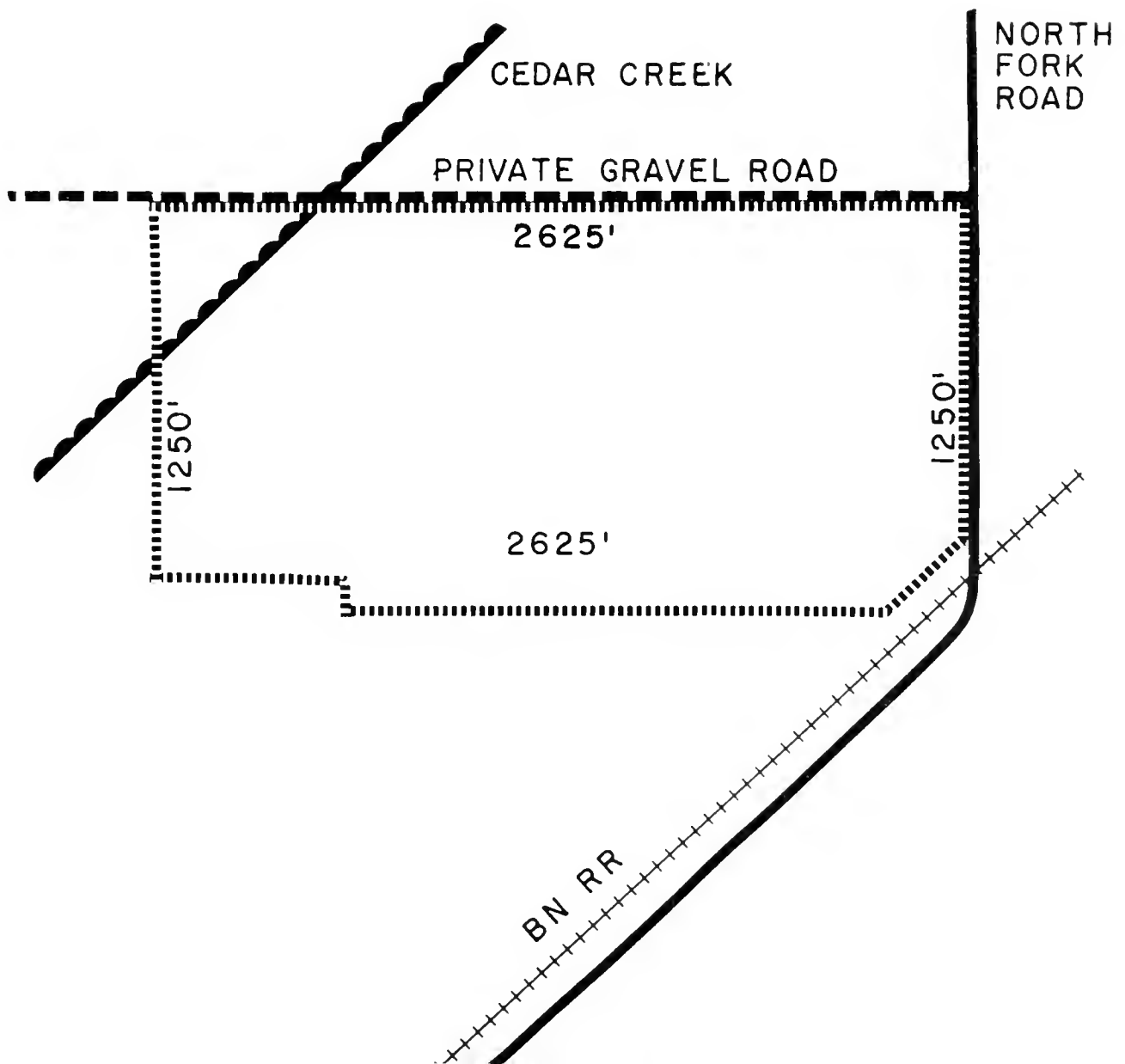
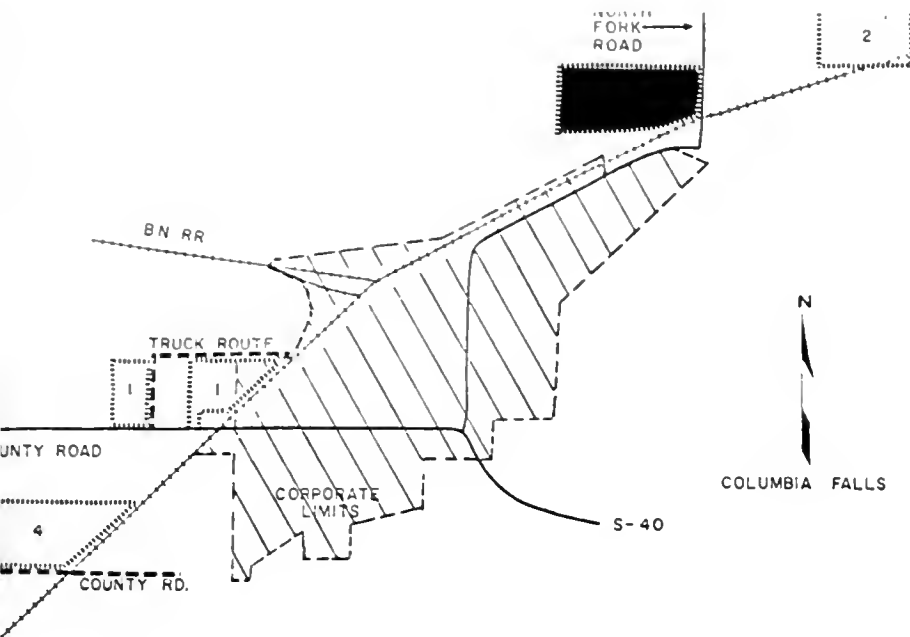
- (1) Size: 60 acres. Site is rectangular in shape.  
Dimensions:  
North: 2112' - Vacant land  
South: 2112' - Vacant land  
East: 1250' - Anaconda Plant  
West: 1250' - Vacant land
- (2) Location: Site is located approximately 1½ miles north of the central business district outside the corporate limits.
- (3) Ownership: Anaconda Company  
Contact: Eldon Clare, 611 Nucleus Avenue, Columbia Falls.
- (4) Availability: Property is available by sale only.
- (5) Property usage: Site is not zoned, nor is adjacent land. Site is vacant and not in use at present. Adjacent land is partially vacant and part is used by the Anaconda Company.
- (6) Terrain: The land is fairly level with good drainage through a gravel base. Soil bearing ability is unknown. Flood history unknown.
- (7) Utilities:  
Water: Not available  
Sewer: Not available  
Natural Gas: Montana Power serves Anaconda with a 4" main that cuts through property  
Power: Pacific Power & Light has their Bonneville sub adjacent to this site area.
- (8) Access:  
Highway: Paved access road to Anaconda plant. 3½ miles to primary highway #2. 120 miles to Interstate 90.  
Rail: Burlington Northern mainline cuts through southeast corner with a spur in area serving Anaconda.  
Air: Flathead County Airport six miles south. Air West service is available.
- (9) Improvements on site: None at present.
- (10) Unique or additional features of site: Site is vacant and not in use at present for any purpose.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71



COLUMBIA FALLS  
SITE 3



SITE #3: ANACONDA PROPERTY #2

- (1) Size: 80 acres. Site is rectangular in shape.

Dimensions:

North: 2625' - 20' wide private road.  
South: 2625' - Vacant  
East : 1250' - Paved North Fork road.  
West : 1250' - Vacant

- (2) Location: Site is located approximately one mile north of central business district outside corporate limits.

- (3) Ownership: Anaconda Company  
Contact: Eldon Clare, 611 Nucleus Avenue, Columbia Falls.

- (4) Availability: Site is available by sale only.

- (5) Property usage: Site is not zoned, nor is adjacent land. Site is presently vacant and adjacent property is likewise vacant.

- (6) Terrain: Site is located on a bench with high and low areas. Cedar Creek cuts through northeast corner and the ground is somewhat of a marshy type. The remainder of the site is well drained through a gravel base. Soil bearing ability unknown. Some flooding may occur during years of heavy spring runoff.

- (7) Utilities:

Water: Not available

Sewer: Not available

Natural Gas: Montana Power has a 2" main along North Fork Road.

Power: Pacific Power & Light serves the area.

- (8) Access:

Highway: Private 20' wide gravel road along north boundary.  
Three miles to primary highway U.S. 2. 120 miles to  
Interstate 90.

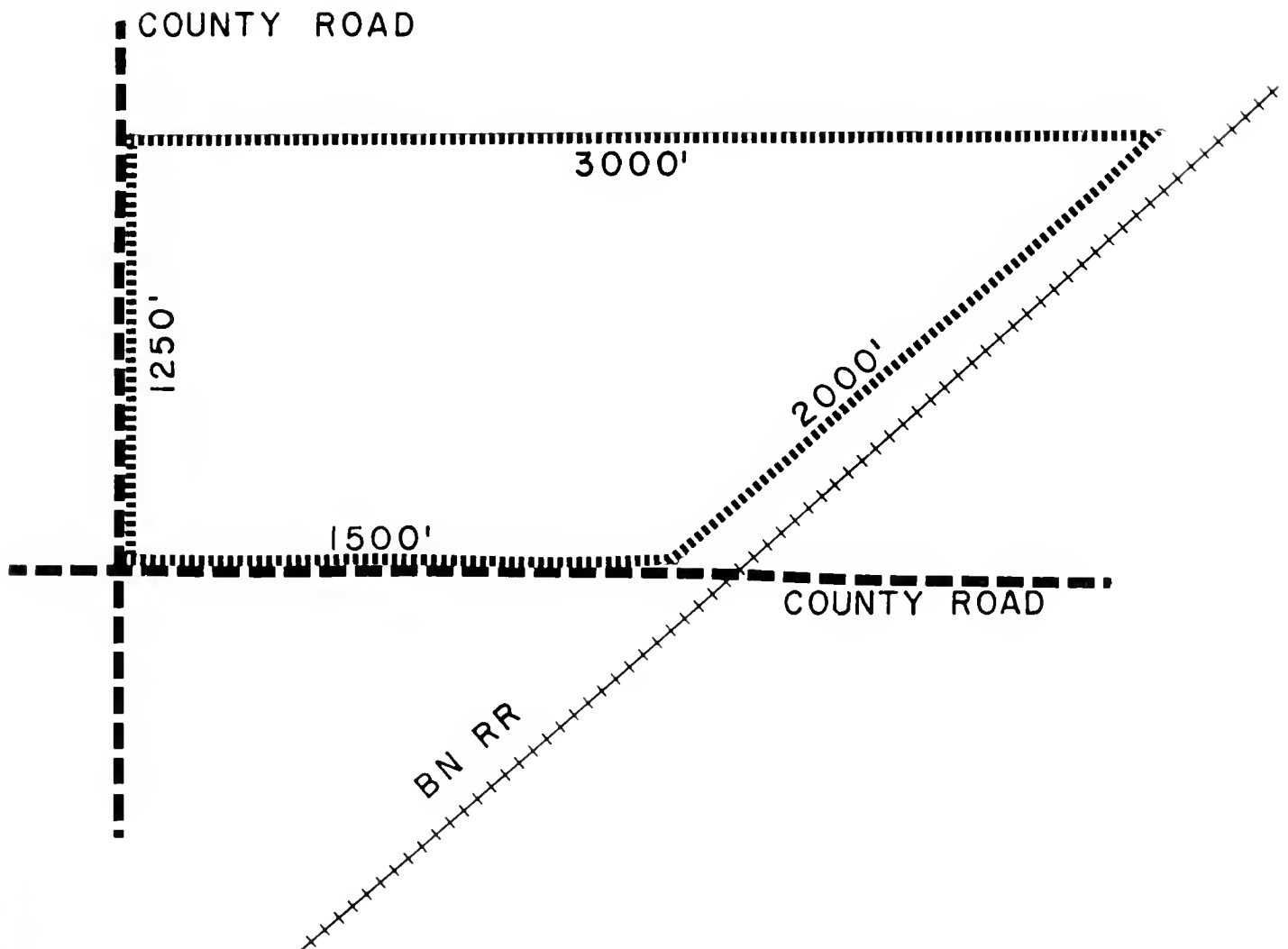
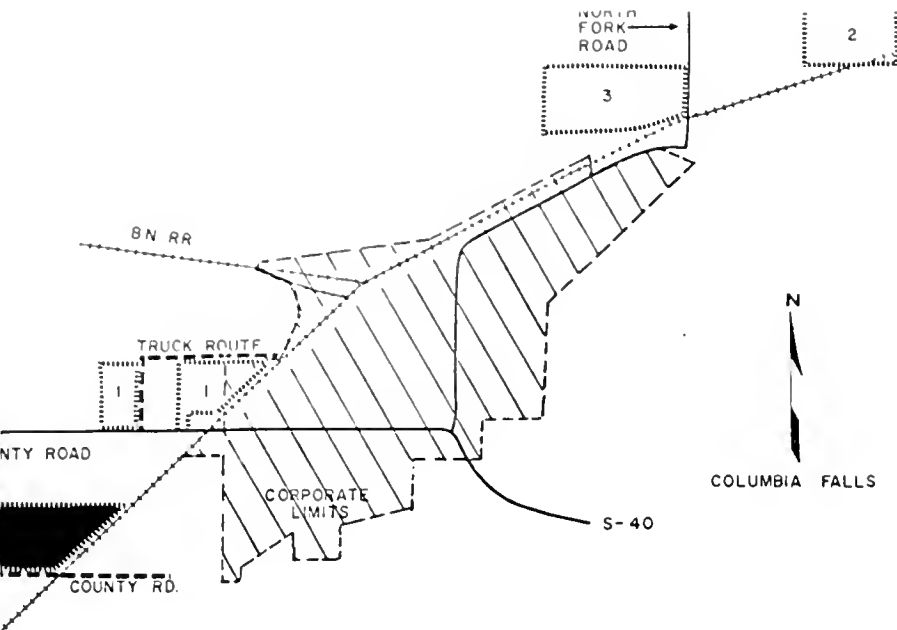
Rail: Burlington Northern line adjacent to property.

Air: Flathead County Airport six miles south. Air West service.

- (9) Improvements on site: None at present.

- (10) Unique or additional features of site: None at present.

COLUMBIA FALLS  
SITE 4



SITE #4

- (1) Size: 70 acres. Site is trapezoidal in shape.

Dimensions:

North: 3000' - Vacant  
South: 1500' - Gravel County Road  
East: 2000' - Burlington Northern line  
West: 1250' - Gravel county road.

- (2) Location: Site is located approximately 1 3/4 miles west of central business district outside corporate limits.

- (3) Ownership: Optioned to Eldon Clare  
Contact: Eldon Clare, 611 Nucleus, Columbia Falls.

- (4) Availability: Property is available by sale only.

- (5) Property usage: Site is not zoned nor is adjacent land. Site is presently used as pasture land and adjacent land is used likewise for pasture.

- (6) Terrain: Site is level and well drained through a gravel base. Soil bearing ability unknown. No flood history on property.

- (7) Utilities:

Water: Not available

Sewer: Not available

Natural Gas: Montana Power has a 2" main which runs along the gravel county road to the south.

Power: Pacific River & Light serves area.

- (8) Access:

Highway: There are two gravel county roads to site. One along the west and one along the south boundaries. 2½ miles to primary highway U.S. 2. 120 miles to Interstate 90.

Rail: Burlington Northern line adjacent to property.

Air: Flathead County Airport six miles south. Air West Service available.

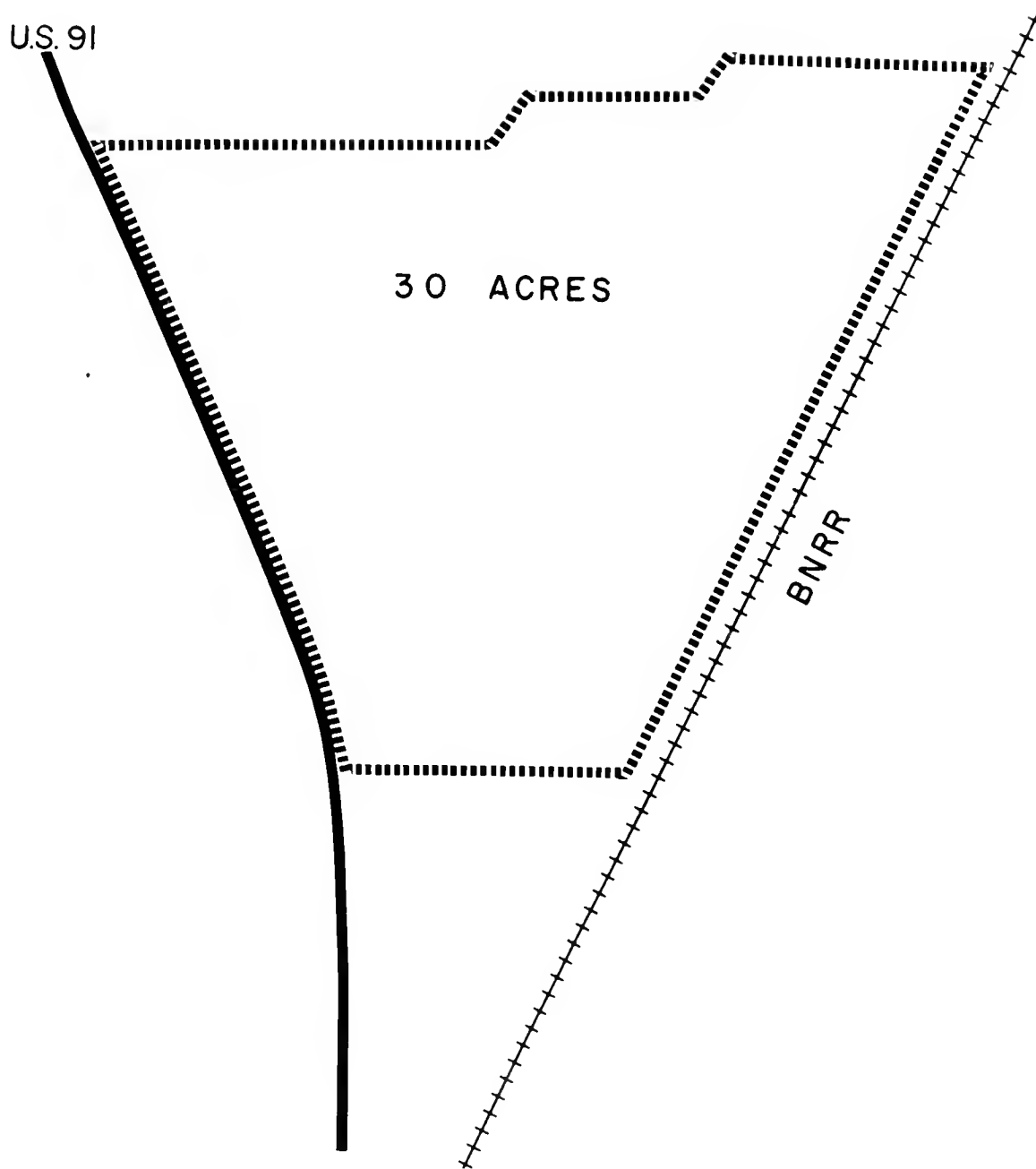
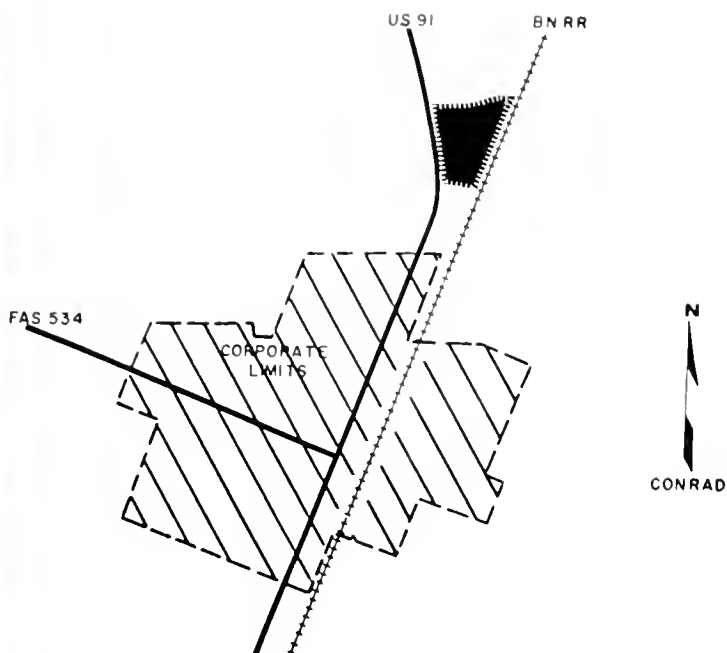
- (9) Improvements on site: None at present.

- (10) Unique or additional features of site: None at present.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71

CONRAD  
SITE 1



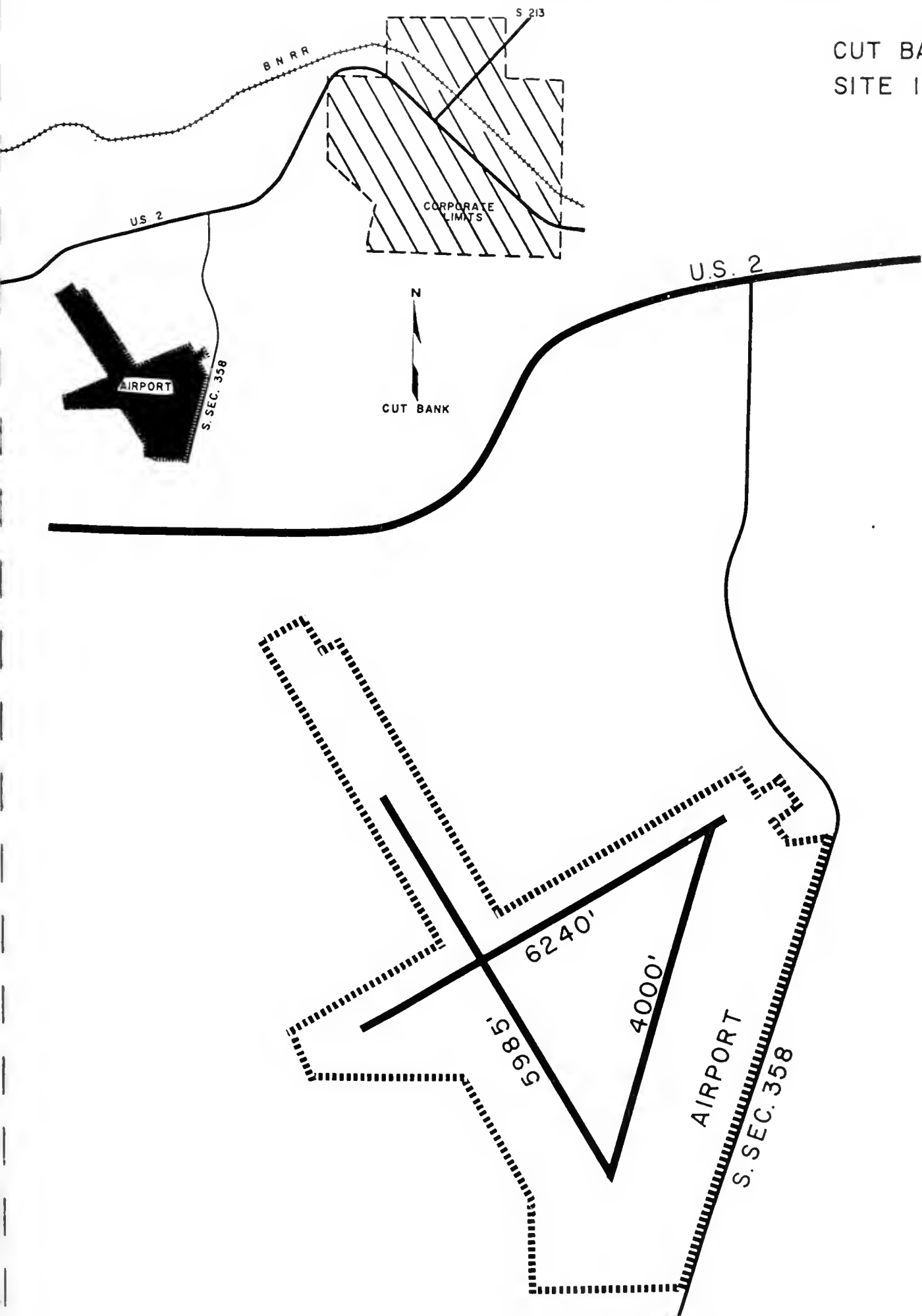
SITE #1: CITY OF CONRAD PROPERTY

- (1) Size: 30.29 acres. Site is irregular in shape.
- (2) Location: Site is located northeast of Conrad outside the corporate limits. It is bounded on the west by U.S. 91 and on the east by the Burlington Northern.
- (3) Ownership: City of Conrad, Conrad.  
Contact: Conrad Chamber of Commerce, Conrad.
- (4) Availability: Contact Chamber as to property availability.
- (5) Property Usage: Property is not zoned nor is adjacent property zoned. Land in site is used for farmland and adjacent property has commercial use.
- (6) Terrain: Site is level with good drainage. Soil bearing ability unknown. No flood history.
- (7) Utilities:
  - Water: Municipal water main located approximately 1500' south of site.
  - Sewer: Municipal sewer line 18" is approximately 1500' south of site.
  - Natural gas: Service unknown.
  - Power: Single phase line runs along west boundry of site.
- (8) Access:
  - Highway: Primary Highway U.S. 91 is adjacent to site along its west boundry. Interstate 15 will be constructed next to Burlington Northern trackage on the east with an interchange planned in the immediate area of site.
  - Rail: Burlington Northern line on the east boundry of site.
  - Air: Small airstrip located approximately two miles from site. Commercial service available 49 miles south to Great Falls.
- (9) Improvements on Site: None at present.
- (10) Unique or additional features of site: Aerial photo of site on file.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71

CUT BANK  
SITE 1



SITE 1: CITY COUNTY AIRPORT

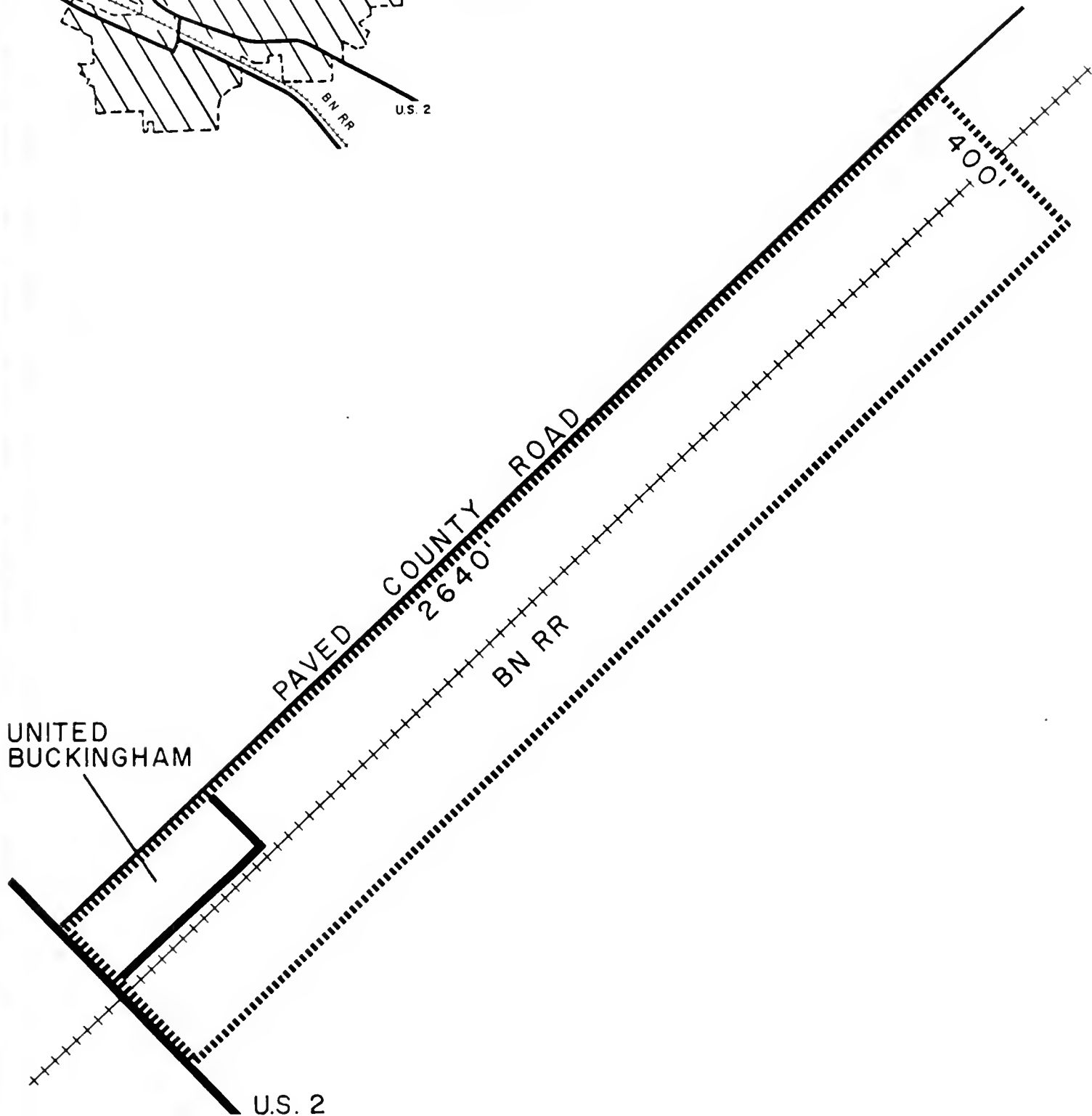
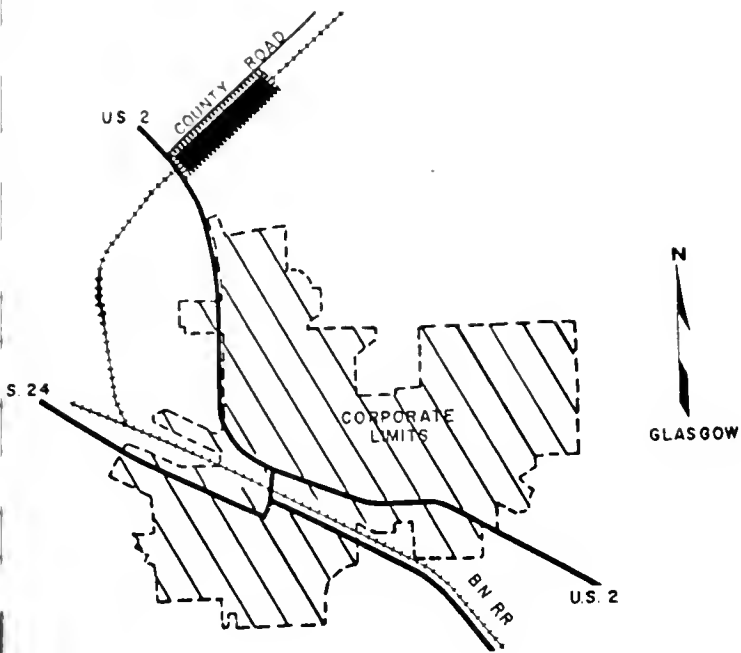
- (1) Size: 400 acres. Site is irregular in shape encompassing approximately a 2 mile by 2 mile area.
- (2) Location: Site is located 2.9 miles from the central business district outside the corporate limits.
- (3) Ownership: City of Cut Bank and Glacier County Commissioners, Glacier County Courthouse.  
Contact: Above Commissioners.
- (4) Availability: Property available through lease only.
- (5) Property Usage: Site is zoned for airport and industrial use and is presently used for airport and storage areas. The adjoining land falls within the City-County planning area and is used for agriculture.
- (6) Terrain: The land is very flat with ample drainage. Soil bearing tests have been made by U.S. Army Corp of Engineers. No flood history.
- (7) Utilities:
  - Water: Site is served by a well water plant installed by U.S. Army Engineers and controlled by City-County administrators. Cut Bank Creek nearby.
  - Sewer: Site has sewer service with: 15,000 cubic feet capacity, 32' x 32' drainfield and a 30' x 26' sludge aeration bed.
  - Natural Gas: Site is served by a 2" main from the community distribution system.
  - Power: Substation with 2,000 KVA capacity serves site. Could be increased as demand arises.
- (8) Access:
  - Highway: Primary highway U.S. 2--asphalt surface--and Montana Highway 213 in immediate area. Interstate system is 24 miles distant.
  - Rail: Site could be served by rail from Burlington Northern, Inc. one mile from site.
  - Air: Airport on location but commercial service not available. Nearest service is 110 miles.
- (9) Improvements on site: Former Air Force buildings of varied sizes and kinds.
- (10) Unique or additional features of site: See Industrial Site Survey for additional information on site. Comprehensive plan projects the airport area for future industrial growth area.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71



GLASGOW  
SITE 1



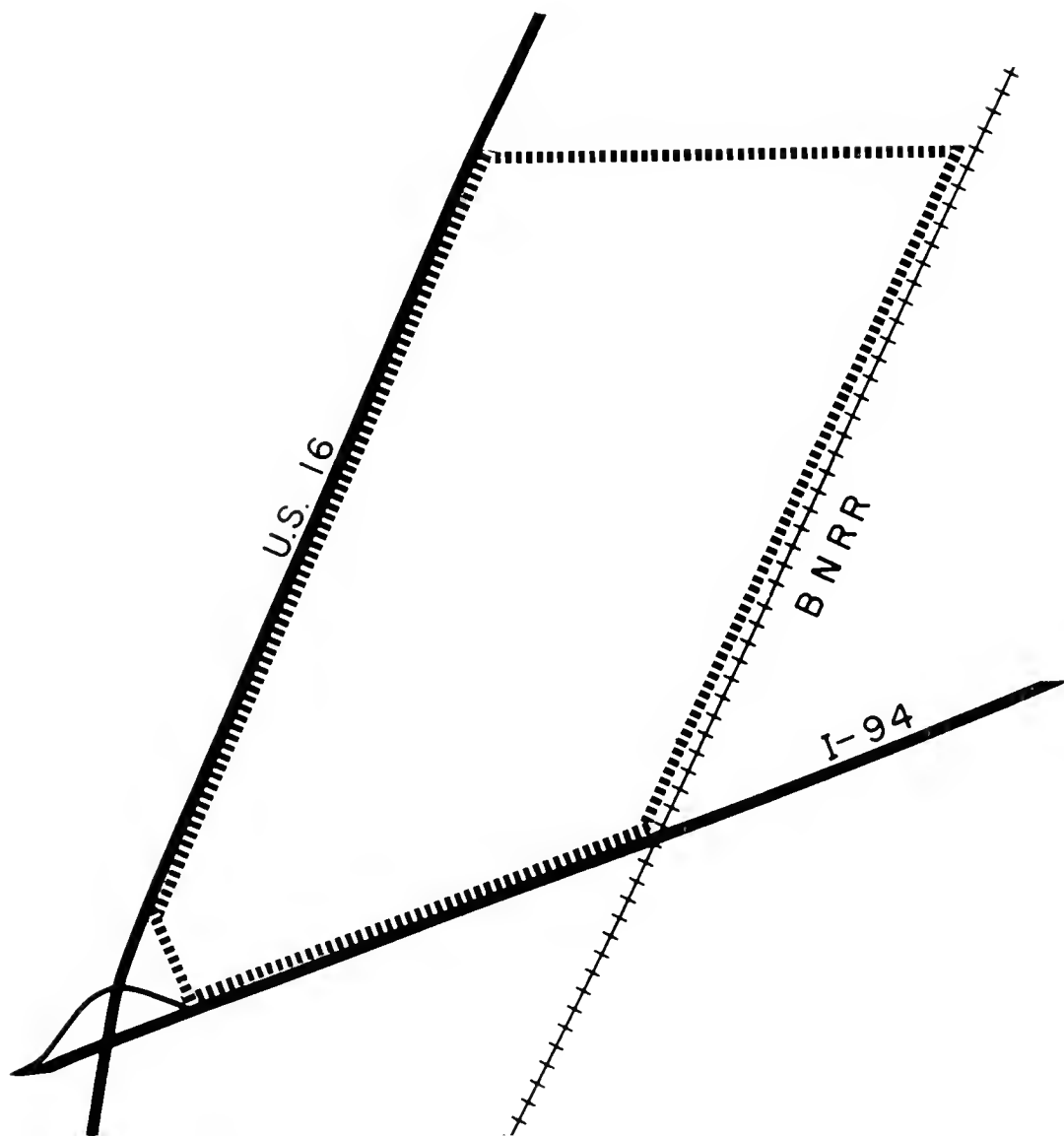
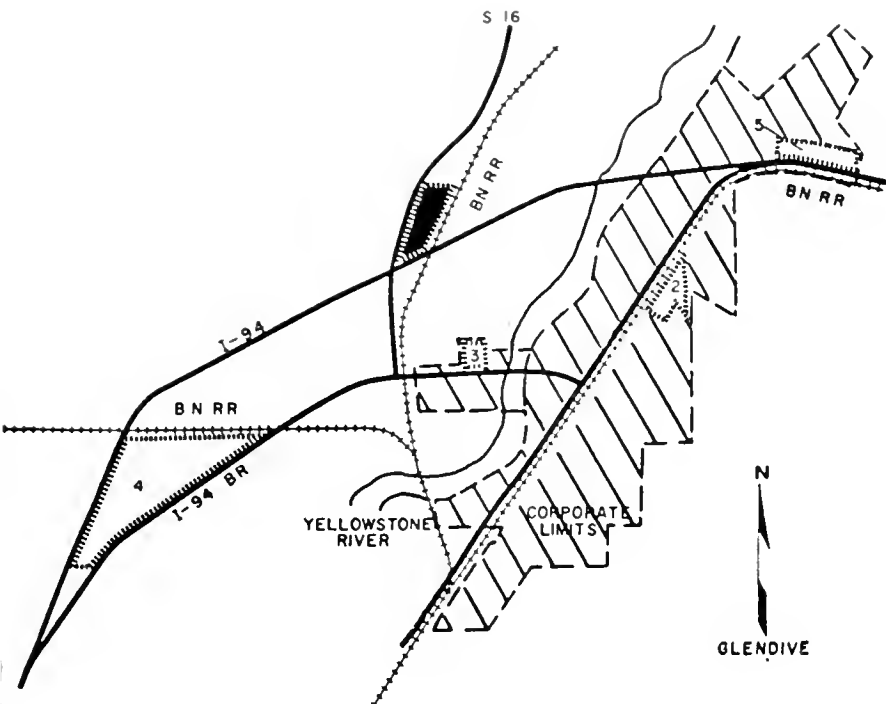
SITE 1: CITY OF GLASGOW PROPERTY

- (1) Size: 24 acres. Site is rectangular in shape having the basic dimensions of 400' north and south, 2640' east and west.
- (2) Site is located approximately two miles northwest of business district outside the corporate limits. Located in T29N, R39E.
- (3) Ownership: City of Glasgow  
Contact: Walt Magill, City Engineer, Glasgow.
- (4) Availability: Property available on long-term lease only.
- (5) Property Usage: Site is not zoned, nor is adjacent land zoned. Land in site is presently vacant and adjacent land is used for a sanitary land fill, a golf course, a rifle range and suburban tracts.
- (6) Terrain: The land in site is flat land abutting hills with a gradual slope allowing good drainage. Soil bearing ability is unknown but soil has a heavy clay base without gravel. No flood history.
- (7) Utilities:
  - Water: Site is not served by municipal water; nearest main is  $\frac{1}{2}$  mile distant. Groundwater is at 30 to 60 feet down.
  - Sewer: Site not served by sewer; would require an extensive sewer system.
  - Natural Gas: Site is not served by gas service. Montana-Dakota Utilities Company service is 300' from site.
  - Power: Site is served with power by the Montana Power Company. Ample supplies of power are available at all times.
- (8) Access:
  - Highway: Oiled county road on site running north and south. One-thousand feet to primary highway U.S. 2. Two-hundred miles to Interstate system.
  - Rail: Site served by Burlington Northern spur line which runs through center of property.
  - Air: Site is two miles from airport. Frontier Airlines has commercial service available.
- (9) Improvements on site: None at present.
- (10) Unique or additional features of site: United Buckingham Freight Lines, Inc. occupy approximately four acres in the southwest corner of site.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71

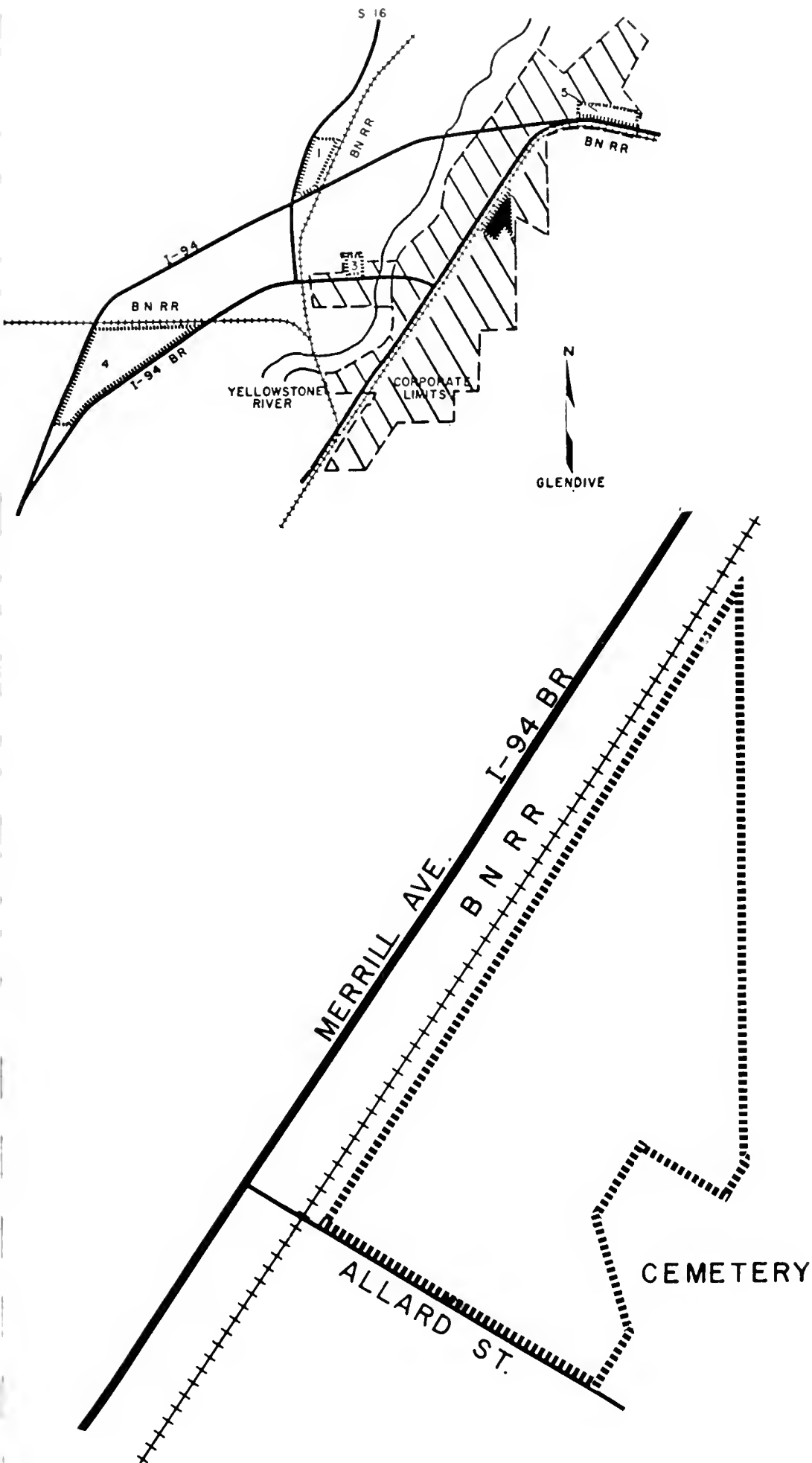
GLENDIVE  
SITE 1



SITE #1: BURLINGTON NORTHERN, INC. SITE 1

- (1) Size: 68 acres. Site is irregular in shape.
- (2) Location: Site lies just northwest of the Glendive corporate limits. Bounded on the northwest by State Highway 16, on the southwest by Interstate 94 and on the southeast by the Burlington Northern Sidney branch line.
- (3) Ownership: Burlington Northern, Inc.  
Contact: J.J. Gordon, Regional Manager, Industrial Development, Burlington Northern, Inc., Security Bank Bldg., Billings, Montana.
- (4) Availability: Contact Jim Gordon as to property availability.
- (5) Property Usage: Property is zoned for light industrial use and adjacent property is zoned for agriculture-residential use.
- (6) Terrain: The west half of the property is generally level and well-drained and the east half is low and rough with the south portion of the east half poorly drained. Soil generally has good bearing qualities. Site is protected from flooding by a dike along Yellowstone River.
- (7) Utilities:
  - Water: Private wells serve area.
  - Sewer: 8" sanitary line across south portion of site running from Highland Park Subdivision to city sewer lagoon.
  - Natural Gas: 3" natural gas line along State 16 adjacent to site.
  - Power: 12.54 kv power line along State 16 adjacent to site.
- (8) Access:
  - Highway: State Highway 16 adjacent to site with direct access to Interstate 94 located along south edge of site.
  - Rail: Trackage available to site from Burlington Northern, Inc.; Sidney branch line adjacent.
  - Air: City-County airport is located approximately five miles northwest of industrial site via State 16, Interstate 94, State 200s and airport road.
- (9) Improvements on Site: None at present.
- (10) Unique and additional features of site: Aerial photo of site on file.

GLENDIVE  
SITE 2



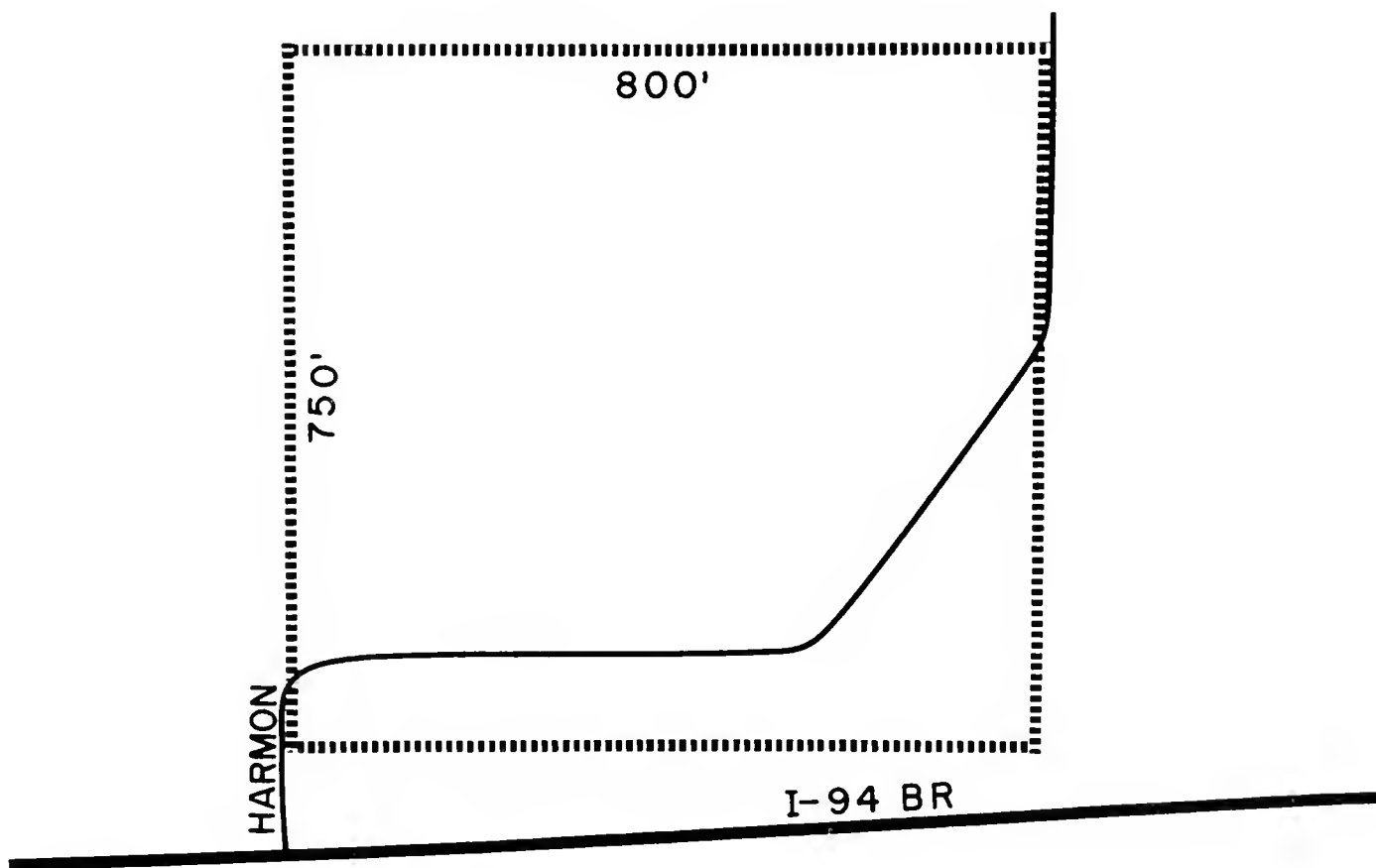
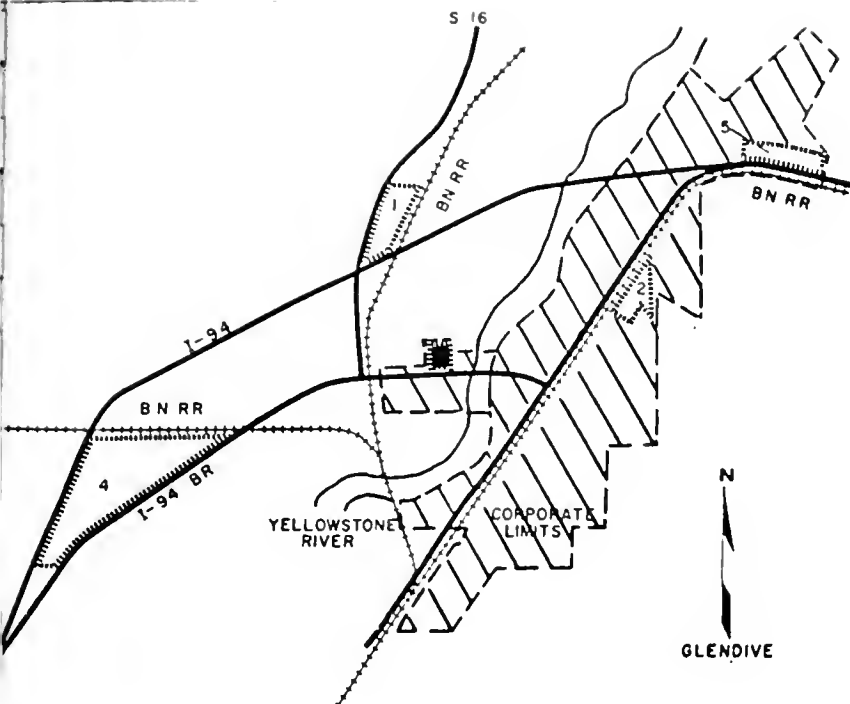
SITE 2: BURLINGTON NORTHERN, INC., SITE 2

- (1) Size: 42 acres. Site is irregular in shape.
- (2) Location: Site is within the Glendive corporate limits, bounded on the north by Burlington Northern, Inc. mainline and on the west by Allard Street.
- (3) Ownership: Burlington Northern, Inc.  
Contact: J.J. Gordon, Regional Manager, Industrial Development, Security Bank Bldg., Billings, Montana.
- (4) Availability: Contact Jim Gordon regarding property's availability.
- (5) Property Usage: Property has controlled industrial zoning and has the city-county shops located on a portion of the site. Adjacent property is zoned for public and quasi-public use and is near a cemetery and a high school.
- (6) Terrain: Property is generally level and well drained except along the south edge which is hilly. Soil has good bearing qualities. No flood history.
- (7) Utilities:
  - Water: 10" water main along east side of Allard Street which is adjacent to site.
  - Sewer: 8" sewer line in Allard Street adjacent to site.
  - Natural Gas: 3" natural gas line along west side of Allard Street and a 2" line serving the industrial site.
  - Power: 2.4 kv line, along west side of Allard Street, which serves site.
- (8) Access:
  - Highway: Interstate 94 lies approximately 1/4 mile east of site with access via Allard Street and Merrill Avenue (U.S. Highway 10).
  - Rail: Trackage available on site from Burlington Northern, Inc. mainline located along north edge of site.
  - Air: City-County airport is located approximately seven miles from site via State 200s and the airport road.
- (9) Improvements on Site: City-County shops.
- (10) Unique or additional features of site: None

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71.

GLENDIVE  
SITE 3

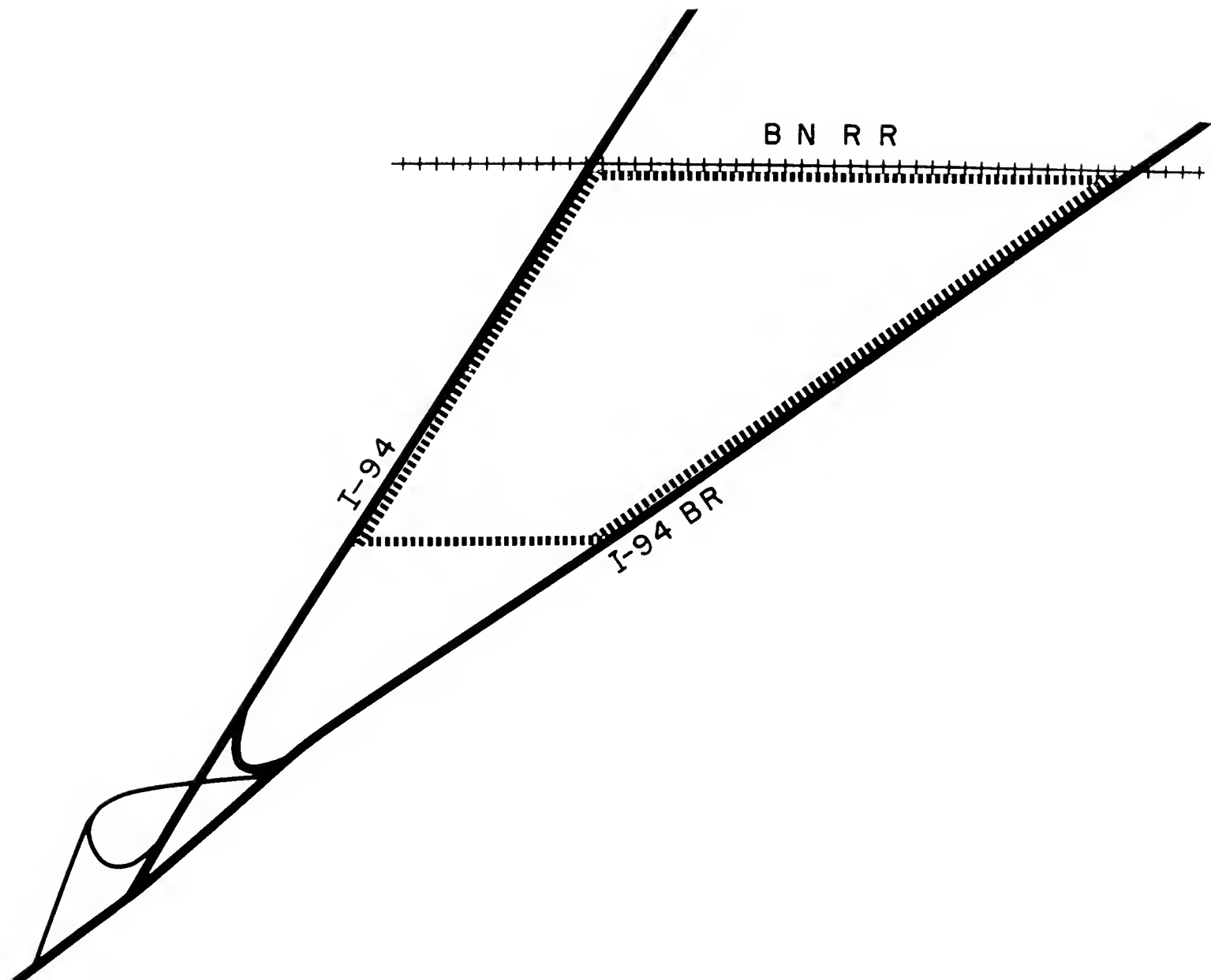


SITE 3: BUTTREY'S AREA

- (1) Size: 10 acres. Site is irregular in shape.
- (2) Location: Site is located approximately 0.6 miles from central business district inside the corporate limits.
- (3) Ownership: Private owner  
Contact: Fredrick Dion, Glendive, Montana
- (4) Availability: See Fredrick Dion as to property availability.
- (5) Property Usage: Site is not zoned yet, but proposal is for heavy industrial use. Adjacent property is not zoned but is projected for commercial, agricultural use. Site is presently a portion of Buttrey's Foods, Inc.
- (6) Terrain: Site is generally level with a slight slope for drainage. Soil bearing ability unknown. No flood history.
- (7) Utilities:
  - Water: Site not served by municipal service. Nearest service is across Interstate 94 bypass. Good wells available in area.
  - Sewer: Site is served by sewer service.
  - Natural Gas: Montana Power has a 2" main throughout the area.
  - Power: 12.4 kv lines throughout area.
- (8) Access:
  - Highway: Interstate 94--asphalt surface--bypass adjoins on south. Site short distance from Interstate 94 and S-16.
  - Rail: Burlington Northern, Inc. branch line to Sidney in area of site.
  - Air: Airport five miles distant from site. Frontier Airlines commercial service.
- (9) Improvements on Site: None at present.
- (10) Unique or additional features of site: None at present.



This map illustrates the Glendive area, highlighting the Yellowstone River and the B.N.R.R. (Burlington Northern Railroad) tracks. The I-94 BR (Interstate 94 Branch) is shown crossing the river. The map also indicates the 'CORPORATE LIMITS' and the location of 'GLENDDIVE'. A north arrow is located in the bottom right corner.



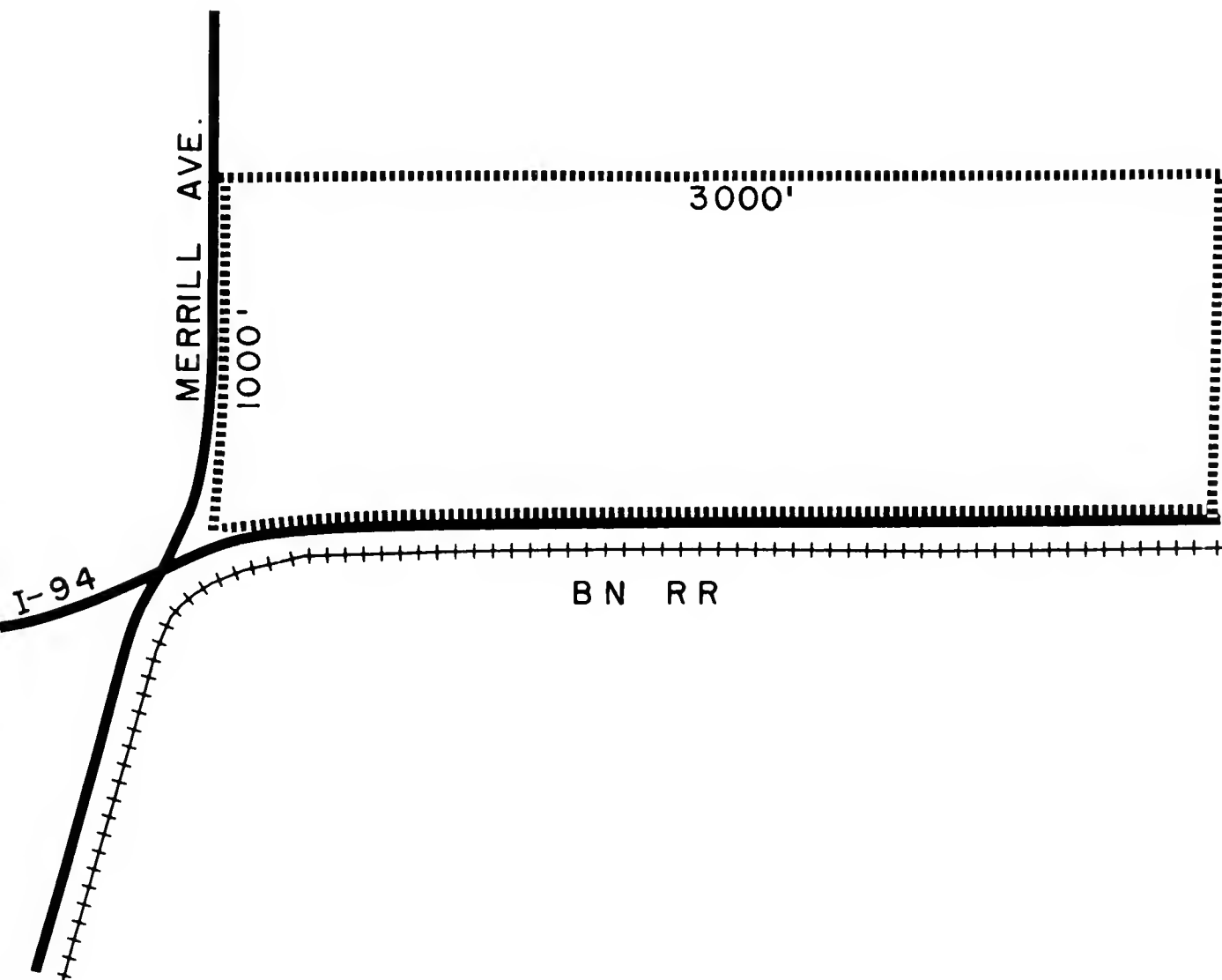
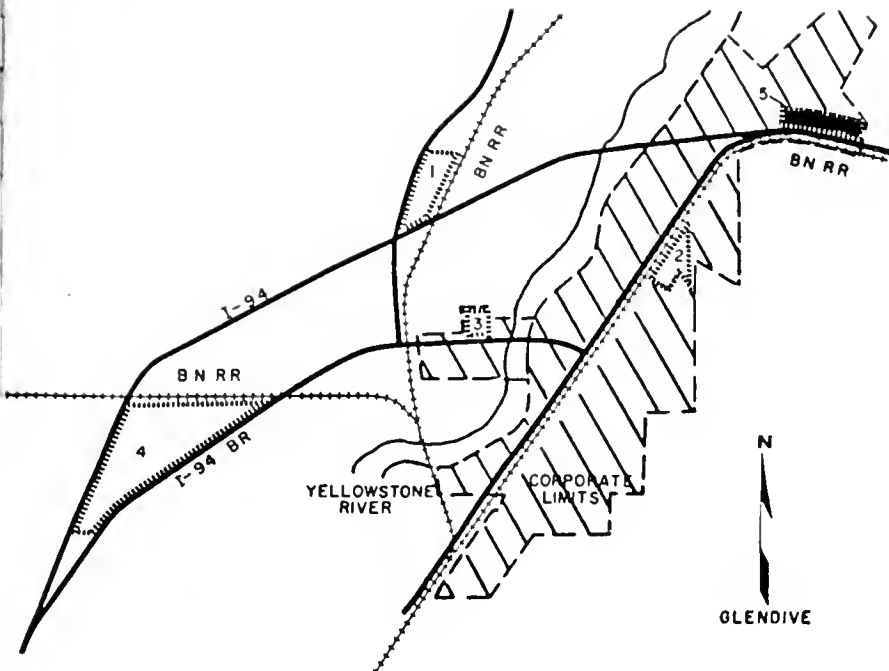
SITE #4:

- (1) Size: 170 acres. Site is wedge shaped.
- (2) Location: Site is located two miles west of the central business district outside the corporate limits.
- (3) Ownership: Private owner.  
Contact: Fredrick Dion, Glendive.
- (4) Availability: See Fredrick Dion as to property availability.
- (5) Property Usage: Property is not zoned, but it is expected to be zoned industrial. Land in site is presently used part for industrial and part for farming use. Adjacent land is part residential and part wooded use.
- (6) Terrain: Site has a variable slope to creek with drainage to Seven Mile Creek, which crosses property. Soil bearing ability unknown. No flood history.
- (7) Utilities:
  - Water: Site not served by water. County water available across S200s. Good well possible in area.
  - Sewer: Site not served. County sewer service available across Circle Highway S200s.
  - Natural Gas: Site served by Montana Power Company with a 4" main parallel to U.S. 10 and Interstate 94 business loop.
  - Power: Site served by 12.4 kv distribution line from Montana Power Company.
- (8) Access:
  - Highway: Primary highway adjoins site; ½ mile to Interstate 94 Interchange; Interstate 94 Bypass and S200s in site area.
  - Rail: Site served by Burlington Northern rail spur.
  - Air: Three to four miles to airport with Frontier Airlines commercial service available.
- (9) Improvements on Site: Above-mentioned.
- (10) Unique or additional features of site: None at present.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71-

GLENDIVE  
SITE 5



SITE 5: FORMER AIRPORT

- (1) Size: 65 acres. Site is irregular in shape having the basic dimensions of 1000' x 3000'.
- (2) Location: Site is located two miles from central business district outside the corporate limits.
- (3) Ownership: City of Glendive, Box 780, Glendive, Montana.  
Contact: Chet Eyer or Jiggs Allen, City Hall, Glendive, Montana.
- (4) Availability: Property is available through sale or lease.
- (5) Property Usage: Site is planned for industrial use. Adjacent property has residential and freeway commercial zoning. Land in site is presently vacant and adjacent land is the site of the proposed State Highway shops, a museum and a truck stop. The balance is unoccupied.
- (6) Terrain: Site is fairly level with a moderate slope to river. Soil bearing tests have been conducted by Northwest Testing on adjoining lands.
- (7) Utilities:
  - Water: Site not served by municipal service; a 10" AC water main 1000' from site and good wells nearby.
  - Sewer: Site not served by municipal service. 16" force main crosses area.
  - Natural Gas: Site not served by natural gas. Service adjacent to site.
  - Power: Service available in area.
- (8) Access:
  - Highway: Site fronts on oil minor arterial. Primary highway system 1000'. Interstate system 1000'.
  - Rail: Cannot be served by rail. Nearest siding 3/4 mile. (Burlington Northern, Inc.).
  - Air: Airport on site with Frontier Airlines service available.
- (9) Improvements on Site: Above-mentioned.
- (10) Unique or additional features of site: None at present.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71.

## INDUSTRIAL SITES AT GREAT FALLS, MONTANA

The Great Falls Area Chamber of Commerce maintains a site survey with detailed information on available sites in the area. Listed as of August, 1971 were 61 sites.

<u>Heavy industry</u>	Total listed 25
-----------------------	-----------------

0 - 5 Acres	4
5 - 10 Acres	6
10 - 20 Acres	2
20+ Acres	13

<u>Light industry</u>	Total listed 29
-----------------------	-----------------

0 - 5 Acres	9
5 - 10 Acres	8
10 - 20 Acres	3
20+ Acres	9

<u>Warehousing</u>	Total listed 8
--------------------	----------------

0 - 5 Acres	All
-------------	-----

All sites listed are within eight miles of the Great Falls International Airport; all have either rail or highway access or both; detailed topographic, access, location and service information compiled for all listed sites.

## I N D E X   L E G E N D

X - Indicates Use and Size of Site

### TRANSPORTATION:

Rail Access.

- 1 - Yes
- 2 - No

Highway Access.

- 1 - Good
- 2 - Fair
- 3 - Poor

### UTILITIES:

Sanitary Sewer.

- 1 - On Site
- 2 - Available
- 3 - Not Available

Water.

- 1 - On Site
- 2 - Available
- 3 - Not Available

Drainage

- 1 - Good
- 2 - Fair
- 3 - Poor

Note: No Site is more than 25-minutes from the Great Falls  
International Airport.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71.

# Industrial Site

## I N D E X

Area Map & Site No.	Heavy Industrial	Light Industrial	Warehousing	0-5 Acres	5-10 Acres	10-20 Acres	20+ Acres	Transportation		Utilities		
								Highway	Railroad	Water	Sewer	Drainage
A-1	X					X		2	1	2	2	1
A-2	X						X	2	1	2	2	1
A-3	X						X	2	1	2	2	1
A-4	X						X	2	2	2	2	1
A-5	X						X	1	2	2	2	1
A-6	X						X	2	1	2	2	1
A-7	X			X				2	1	2	2	1
A-8	X				X			2	1	2	2	1
A-9	X				X			1	1	2	2	1
A-10	X			X				1	2	2	2	1
A-11	X						X	1	1	2	2	2
A-12	X			X				2	1	2	2	1
A-13	X				X			2	1	2	2	1
A-14	X						X	1	1	2	2	1
A-15	X						X	1	1	2	2	2
A-16	X				X			1	1	2	2	1
A-17	X				X			1	1	2	2	1
A-18		X					X	1	1	2	2	1
A-19		X				X		1	1	2	2	1
A-20		X					X	1	1	2	2	1
A-21		X			X			1	2	2	2	1

# Industrial Site

## I N D E X

Area Map & Site No.	Heavy Industrial	Light Industrial	Warehousing	0-5 Acres	5-10 Acres	10-20 Acres	20+ Acres	Transportation		Utilities		
								Highway	Railroad	Water	Sewer	Drainage
B-1		X		X				1	2	3	3	1
B-2	X						X	1	2	3	3	1
B-3	X						X	2	2	3	3	1
B-4	X						X	1	2	3	3	1
B-5		X			X			1	2	3	3	1
B-6		X			X			1	2	3	3	1
B-7		X		X				1	2	3	3	1
B-8		X		X				1	2	2	2	1
B-9		X			X			1	2	3	3	1
B-10		X			X			1	1	3	3	1
B-11	X				X			1	2	2	2	1
B-12	X					X		1	1	2	2	1
B-13	X			X				1	1	1	1	1
B-14			X	X				1	1	2	2	1
B-15			X	X				1	1	2	2	1
B-16			X	X				1	1	1	1	1
B-17			X	X				1	1	2	2	1
B-18		X				X		1	1	2	2	1
B-19		X					X	3	1	2	2	1
B-20		X		X				1	1	1	1	1
B-22		X			X			1	1	2	2	1

COMPILED AND PUBLISHED BY:

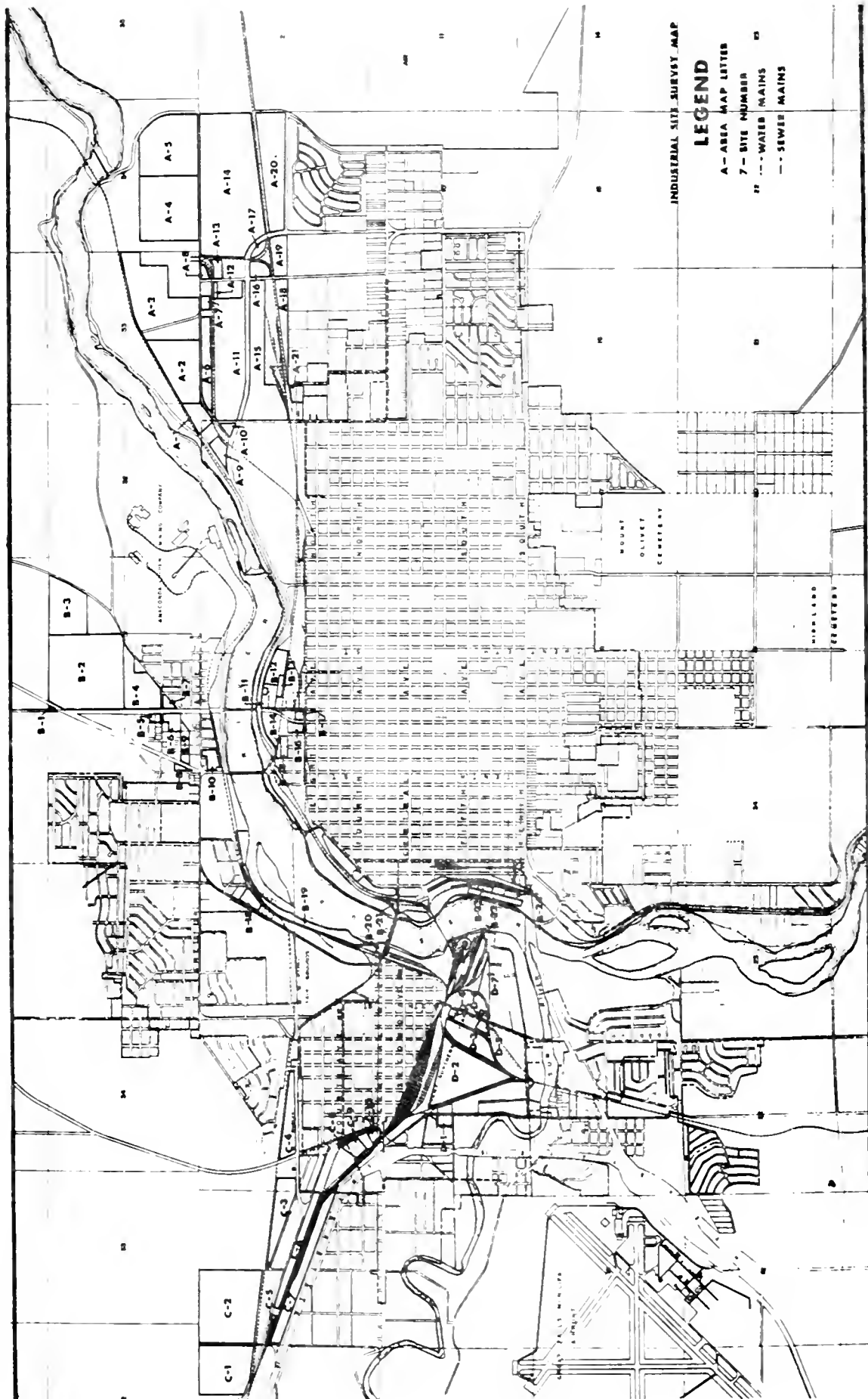
Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71.



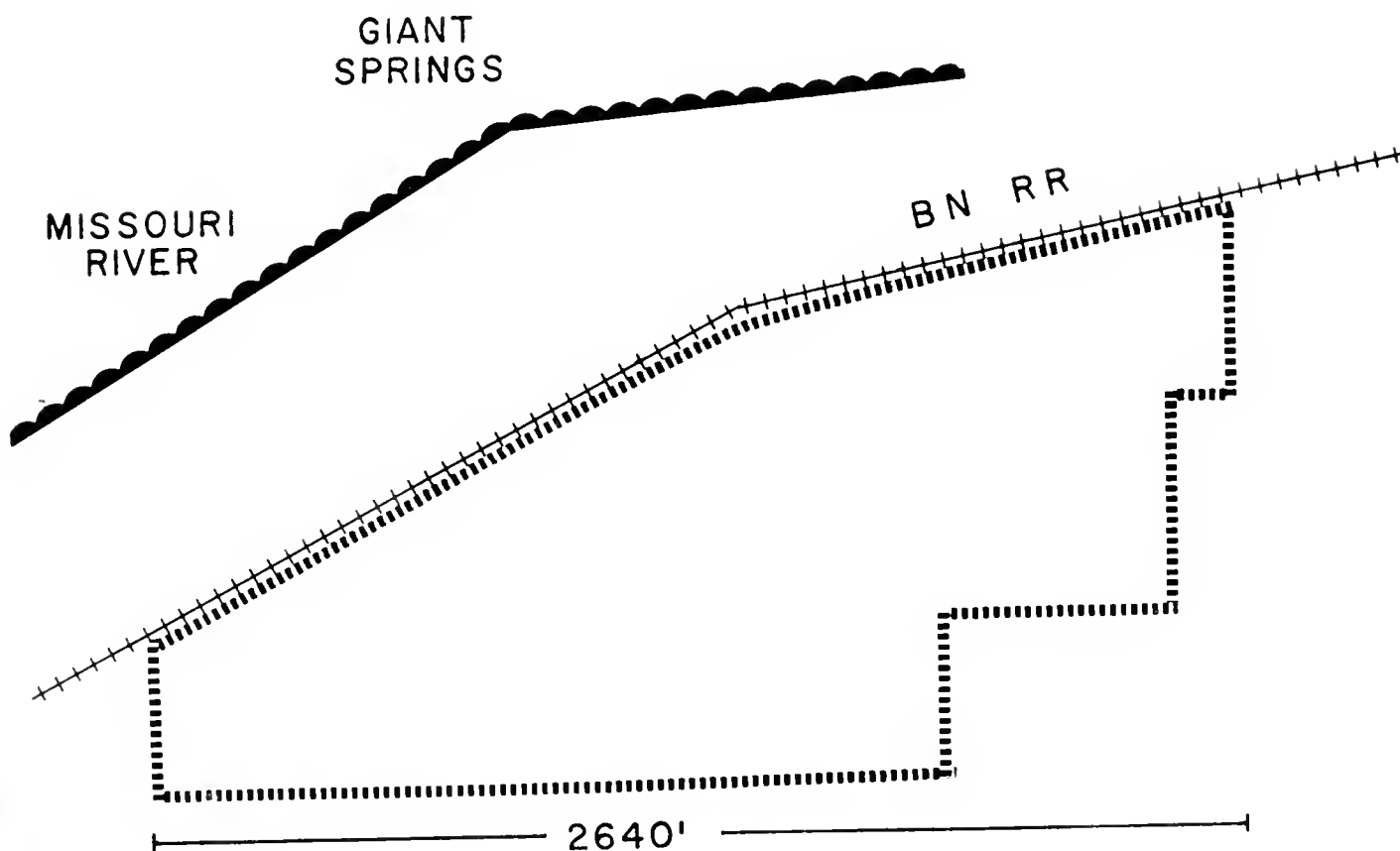
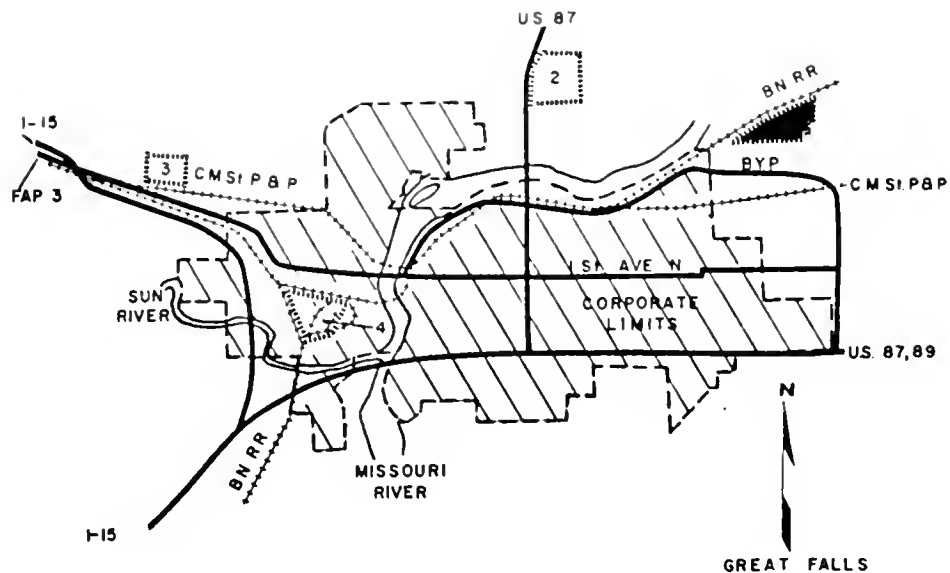
# Industrial Site

## I N D E X

Area Map & Site No.	Heavy Industrial	Light Industrial	Warehousing	0-5 Acres	5-10 Acres	10-20 Acres	20+ Acres	Transportation		Utilities		
								Highway	Railroad	Water	Sewer	Drainage
B-23		X		X				2	1	2	2	1
B-24		X		X				2	1	2	2	1
C-1	X						X	1	1	2	2	1
C-2	X						X	2	1	2	2	1
C-3		X					X	1	1	2	2	1
C-4		X					X	1	1	2	2	1
C-5		X		X				1	1	2	2	1
C-6		X					X	1	1	2	2	1
C-7		X					X	1	1	2	2	1
C-8			X	X				1	1	1	2	1
C-9		X			X			2	1	2	2	1
C-10		X			X			2	1	1	2	1
D-1		X				X		1	1	1	1	1
D-2		X					X	1	1	2	2	3
D-3		X					X	1	1	2	2	3
D-4			X	X				1	1	2	2	3
D-5		X			X			1	1	2	2	3
D-6			X	X				1	1	2	2	3
D-7		X			X			2	1	2	2	1



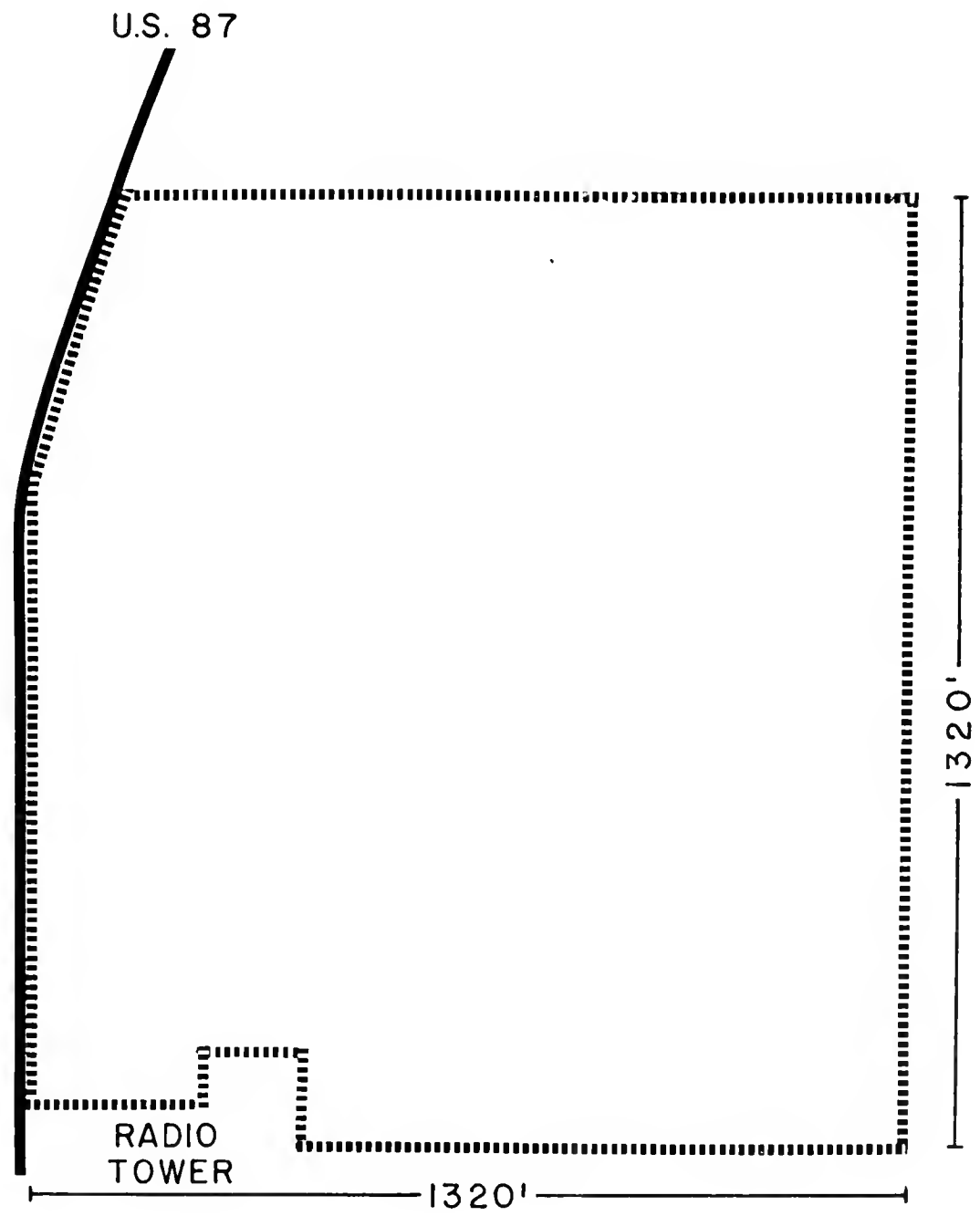
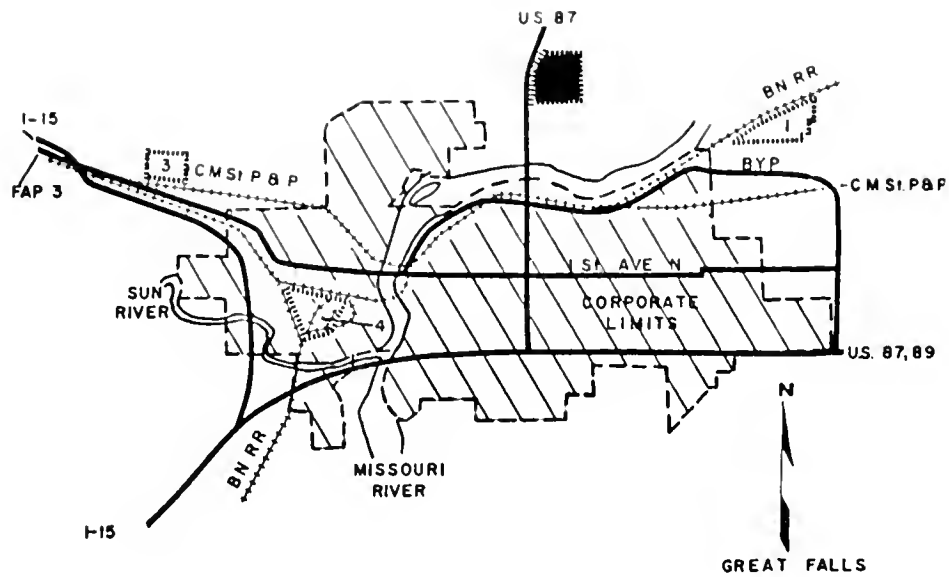
# GREAT FALLS SITE 1



SITE 1: (A-2, A-3)

- (1) Size: 226.8 acres. Site is irregular in shape.
- (2) Location: Site is located northeast of Great Falls and south of the Missouri River. It lies in the SE $\frac{1}{4}$ , S33, T20N, R4E. Located outside corporate limits.
- (3) Ownership: Great Falls Meat Company is principal owner with several owners owning smaller parcels of site.  
Contact: Bob Wells, Great Falls Chamber of Commerce, Great Falls, Montana.
- (4) Availability: Contact owners as to the availability of parcels of the site.
- (5) Property Usage: Site is not zoned nor is adjacent property zoned. At present the site is vacant but is projected for heavy industrial use.
- (6) Terrain: The site is relatively level, sloping downward from its south boundry to the north at a rate of approximately 3'+ in 100'. Soil bearing ability unknown. No flood history.
- (7) Utilities:  
  
Water: Site not served by municipal service. Service is 4000' south of site. River water 900' north of site.  
  
Sewer: Site not served. Municipal service is approximately 4000' south of site.  
  
Natural Gas: Site not served. Great Falls Gas Company has a 12" main 4000' south of site.  
  
Power: Montana Power Company serves area.
- (8) Access:  
  
Highway: A county road borders the south edge of site and connects to U.S. 87 By-Pass within 1900' to the site. Interstate system is in the Great Falls area.  
  
Rail: Burlington Northern, Inc. (Great Falls to Havre) line borders on the north. Milwaukee Road is to the south of site.  
  
Air: It is about a 20 minute drive to the Great Falls International Airport via paved and interstate highways.
- (9) Improvements on site: None at present.
- (10) Unique or additional features of site: A more detailed description of this site as well as others in the area is available from the Great Falls Chamber of Commerce.

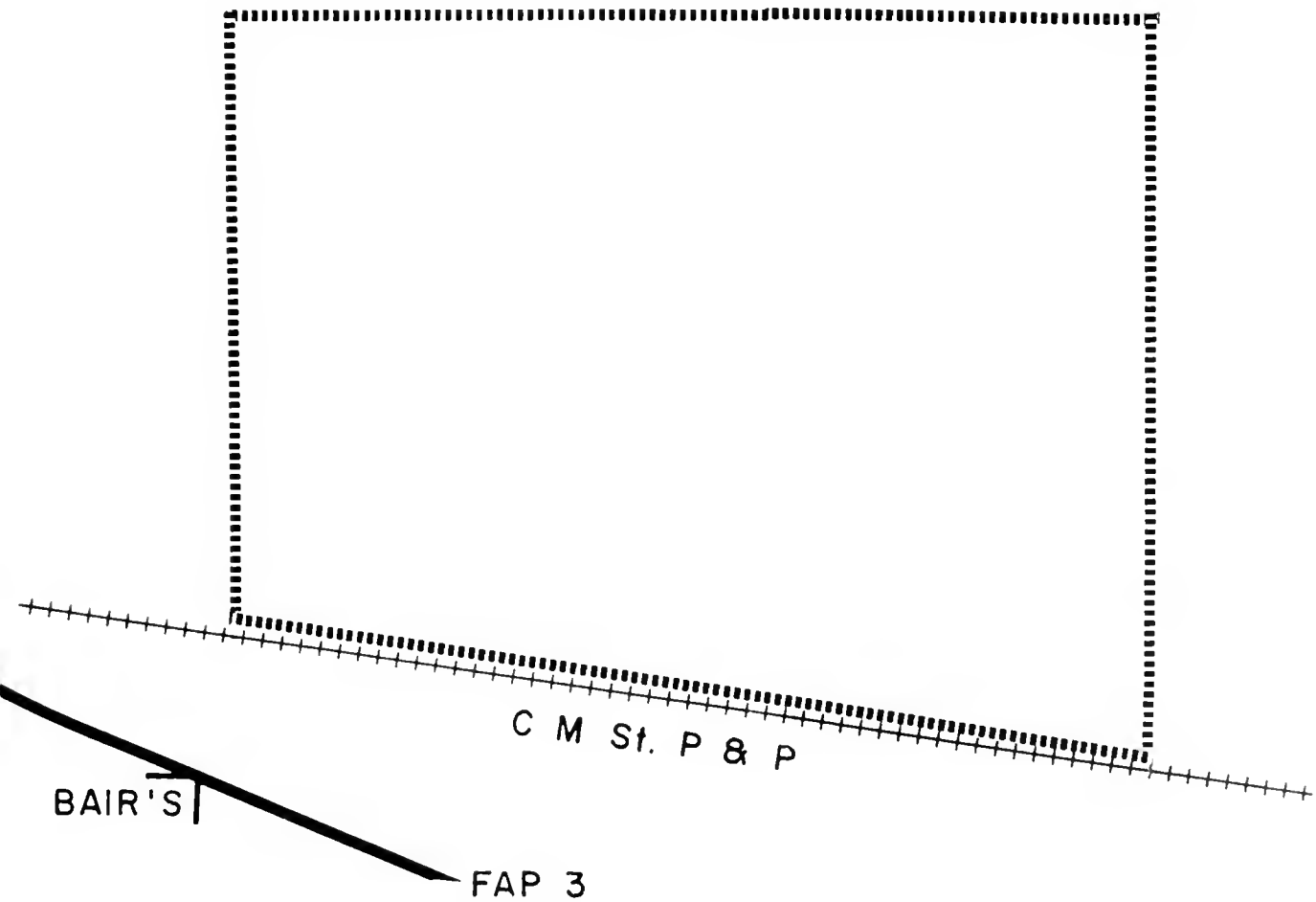
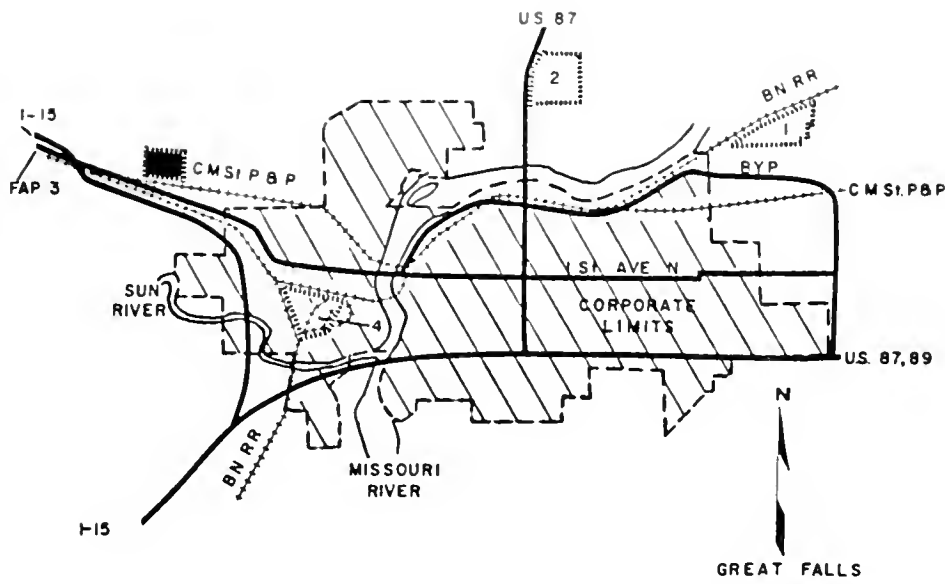
GREAT FALLS  
SITE 2



SITE 2: B-2

- (1) Size: 151.7 acres. Site is rectangular in shape.
- (2) Location: Site is located one-half mile north of Great Falls on the Havre highway.
- (3) Ownership: L.L. Evans, Box 1683, Great Falls, Montana  
Contact: Bob Wells, Great Falls Chamber of Commerce,  
Great Falls, Montana
- (4) Availability: Contact owner as to site's availability.
- (5) Property Usage: Site is not zoned nor is adjacent property zoned. The land in site is presently farm land as is adjacent land.
- (6) Terrain: The land is very level with fair drainage. Soil bearing ability unknown, no flood history.
- (7) Utilities:
  - Water: Not available on site.
  - Sewer: Not available on site.
  - Natural Gas: Two high pressure gas mains are on site.
  - Power: Readily available from Montana Power Company.
- (8) Access:
  - Highway: U.S. 87 borders site on west. Short distance to Interstate 15.
  - Rail: Site is not served by rail.
  - Air: Site is about a 20 minute drive to the Great Falls International Airport.
- (9) Improvements on Site: Presently there is an agate shop and an equipment dealer located on the site. These businesses utilize less than three acres.
- (10) Unique or additional features of site: It is doubtful that public utilities could be provided; therefore, the developer would have to develop private water and sewer systems.

GREAT FALLS  
SITE 3

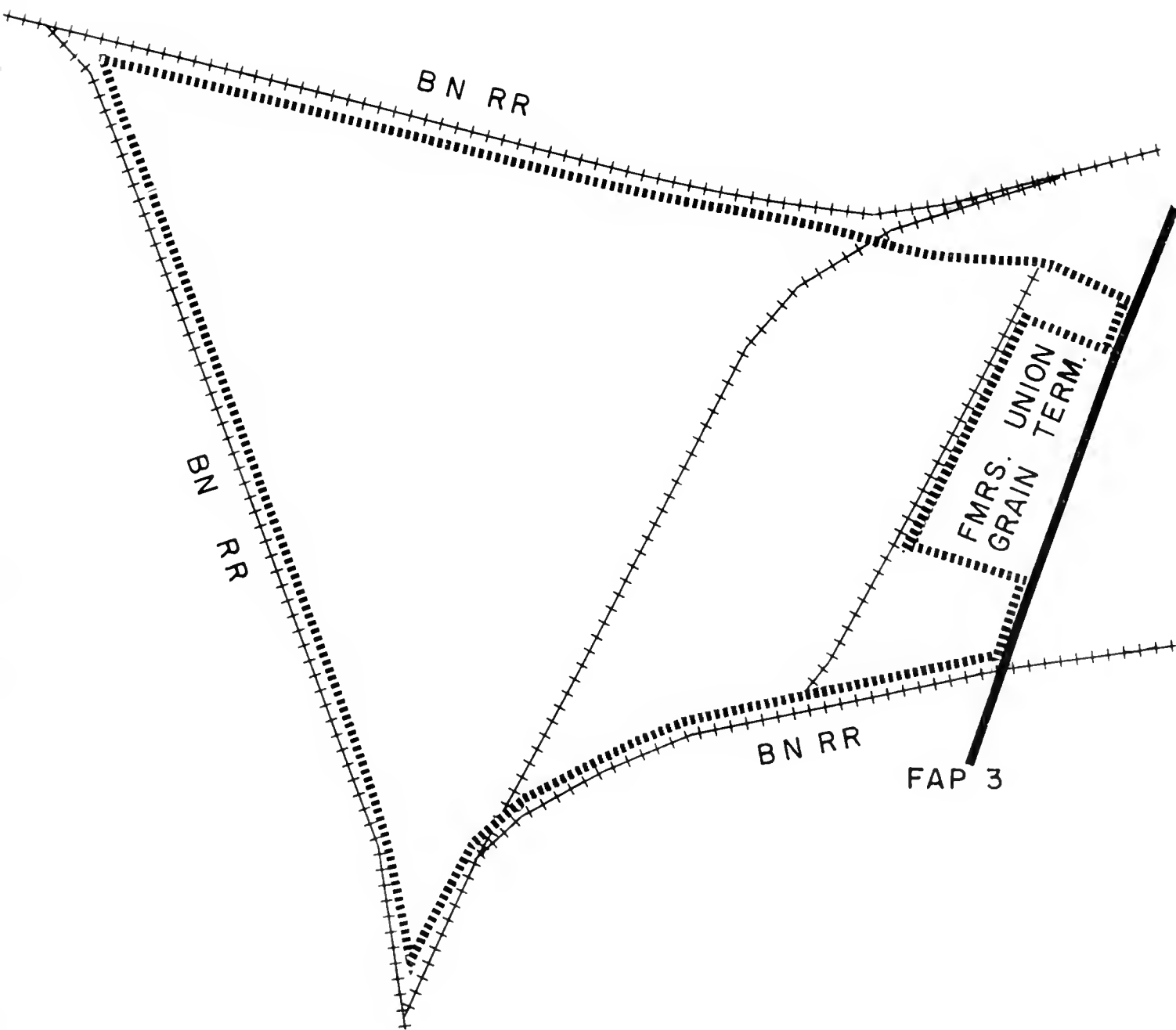
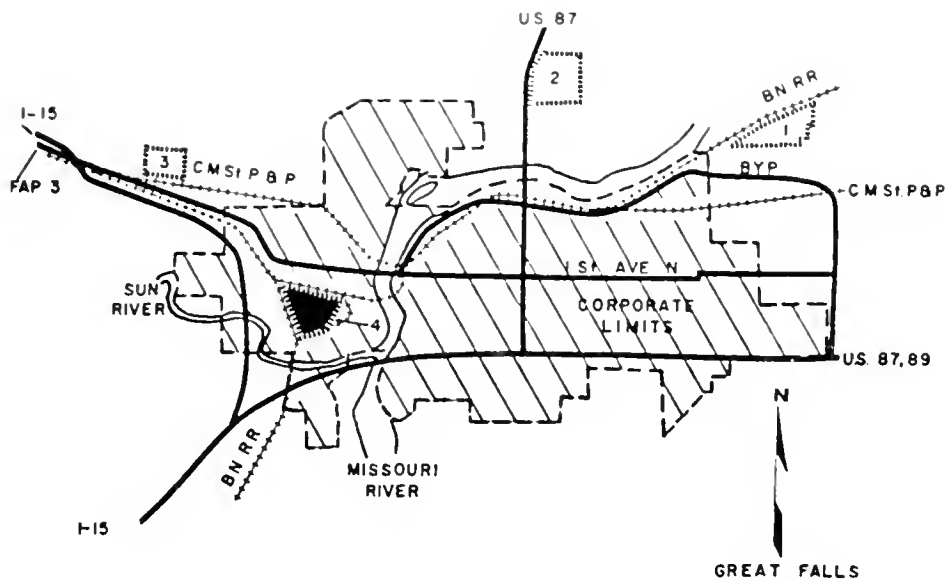


SITE 3: C-2

- (1) Size: 106.7 acres. Site has a basic rectangular shape.
- (2) Location: Site is located northwest of Great Falls and lies in NW $\frac{1}{4}$  S4, T20N, R4E.
- (3) Ownership: Howard T. & Ruby J. Isaacson, 2919 Central Avenue, Great Falls, Montana  
Contact: Bob Wells, Great Falls Chamber of Commerce, Great Falls, Montana.
- (4) Availability: Contact owners as to site's availability.
- (5) Property Usage: Site is not zoned nor is adjacent property zoned. Site is presently used for farm usage, but is projected as an industrial area.
- (6) Terrain: Site slopes downward at a rate of 2.4'+ in 100'. There are no irregular features of site. Site appears to drain well, soil bearing ability unknown and there is no flood history.
- (7) Utilities:
  - Water: Municipal water service is 3200' east of site.
  - Sewer: Trunk facilities 4100' east of site.
  - Natural gas: 4" gas main 250' south of site.
  - Power: Available on site from Montana Power Company. Capacity of line unknown.
- (8) Access:
  - Highway: Primary highway U.S. 89-91 Northwest By-Pass 400' south of site.
  - Rail: Milwaukee Road borders the site on the south.
  - Air: Ten minute drive to the Great Falls International Airport via paved highways and Interstate.
- (9) Improvements on Site: None at present.
- (10) Unique or additional features of site: This site is ideally located for industrial expansion.



GREAT FALLS  
SITE 4



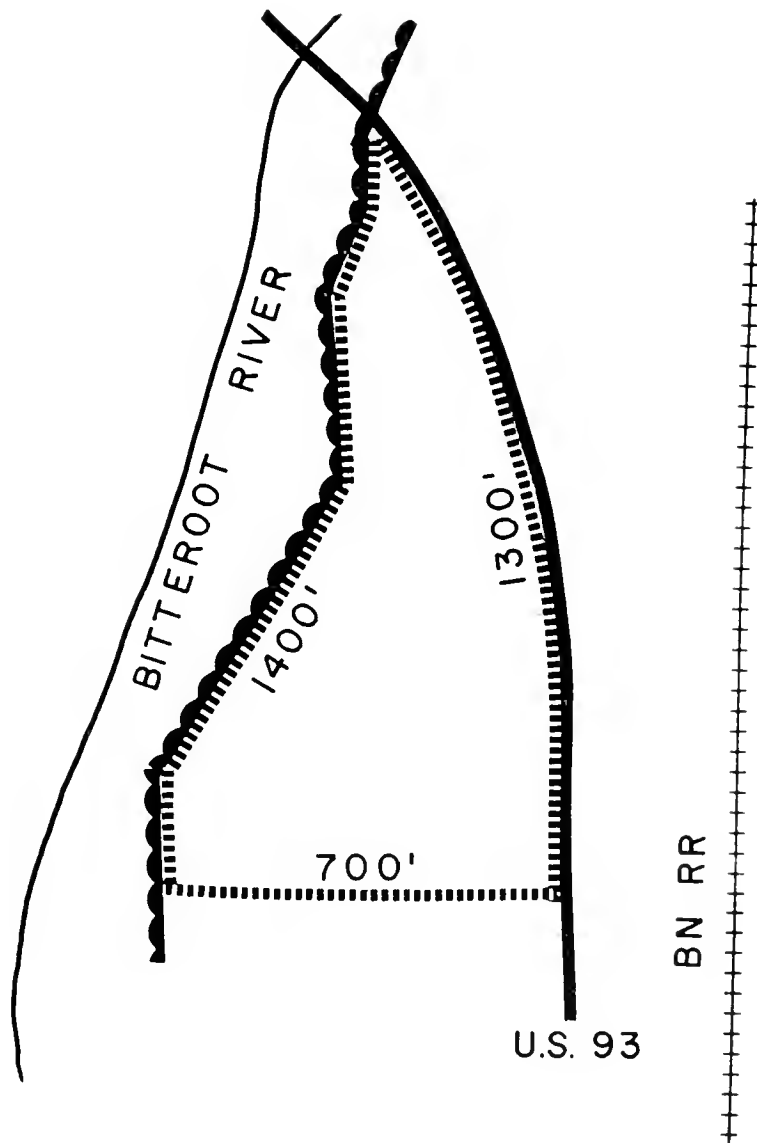
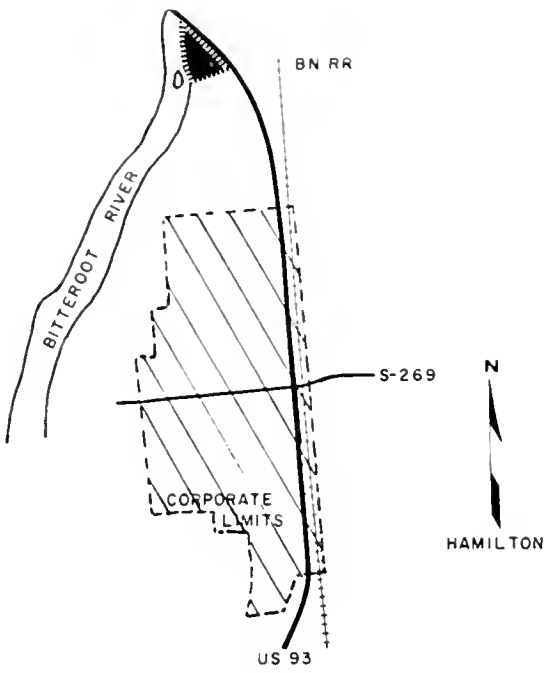
SITE #4: BURLINGTON NORTHERN INDUSTRIAL SITE

- (1) Size: 113 acres. Site is irregular in shape.
- (2) Location: Site is located west of U.S. Highway 91 and south of the Burlington Northern yard tracks. It lies within the center of S10, T20N, R3E, and is inside the corporate limits of Great Falls.
- (3) Ownership: Burlington Northern, Inc. Contact J.J. Gordon, Regional Manager, Industrial Development, Burlington Northern, Inc., Security Bank Bldg., Billings, Montana.
- (4) Availability: Contact Jim Gordon concerning site availability.
- (5) Property Usage: Property is zoned for light industry. Site is presently vacant and the Farmer's Union Grain Terminal Association occupies a portion of the northeast boundry.
- (6) Terrain: Site is generally level with a low area in the center of the site. Drainage is fair. Soil bearing ability is not known. Minor flooding occurred in 1964 but a Corp of Engineers proposal for a dike along the north bank of Sun River assures the area to be flood-free.
- (7) Utilities:
  - Water: 12" city water main available 400' to the west of site. 8" main along Sixth Street SW.
  - Sewer: 8" sanitary line from south end of site northward on Sixth Street S.W. up to Farmer's Union GTA.
  - Natural Gas: 4" high pressure line crosses the north portion of site with service from Great Falls Gas Company.
  - Power: Montana Power Company serves area.
- (8) Access:
  - Highway: Site will have excellent access to Central Avenue West and Tenth Avenue South in near future when the Sixth Street SW proposed access is implemented.
  - Rail: Burlington Northern mainline, spur, yards, and loop are on site.
  - Air: Great Falls International Airport is just a short distance from site.
- (9) Improvements on Site: None at present.
- (10) Unique or additional features of site: Site has an excellent central location to all factors necessary for a good industrial site location.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71.

# HAMILTON SITE I



SITE #1: "NORTH THIRTY" - RIVERSIDE

- (1) Size: 28 acres. Site is triangular in shape.

Dimensions: South: 700' - Vacant  
East: 1300' - U.S. #93  
West: 1400' - Bitterroot River

- (2) Location: Site is located two miles from central business district outside corporate limits. Located in SE¼, S13, T6N, R21W, P.M.
- (3) Ownership: Fred T. Bernatz, Jack W. Dowling.  
Contact: Fred T. Bernatz, Builders Provisions, Hamilton, Montana.

- (4) Availability: Property is available both for sale or lease.

- (5) Property Usage: Site is not zoned nor is adjacent land zoned. The land in the site is presently partially used for a commercial village; the remainder of which is vacant. Use of adjacent land is for residential and pasture land.

- (6) Terrain: Level land with some trees. Drainage is to river through gravel base. Soil bearing ability unknown. No flood history on record.

- (7) Utilities:

Water: Not available

Sewer: Residents of area use individual septic tank systems.

Natural Gas: Service is available from Montana Power with a 2" main serving the area and a 3/4" lateral serving site.

Power: Site is served by Montana Power with a three phase line having a 2.4 kv capacity.

- (8) Access:

Highway: U.S. 93, asphalt surface, adjacent to site on the east. Primary highway system is adjacent. Interstate 90 fifty miles north.

Rail: Burlington Northern line ½ mile east of site.

Air: No commercial service available at county airport three miles from site. Fifty miles to commercial service in Missoula.

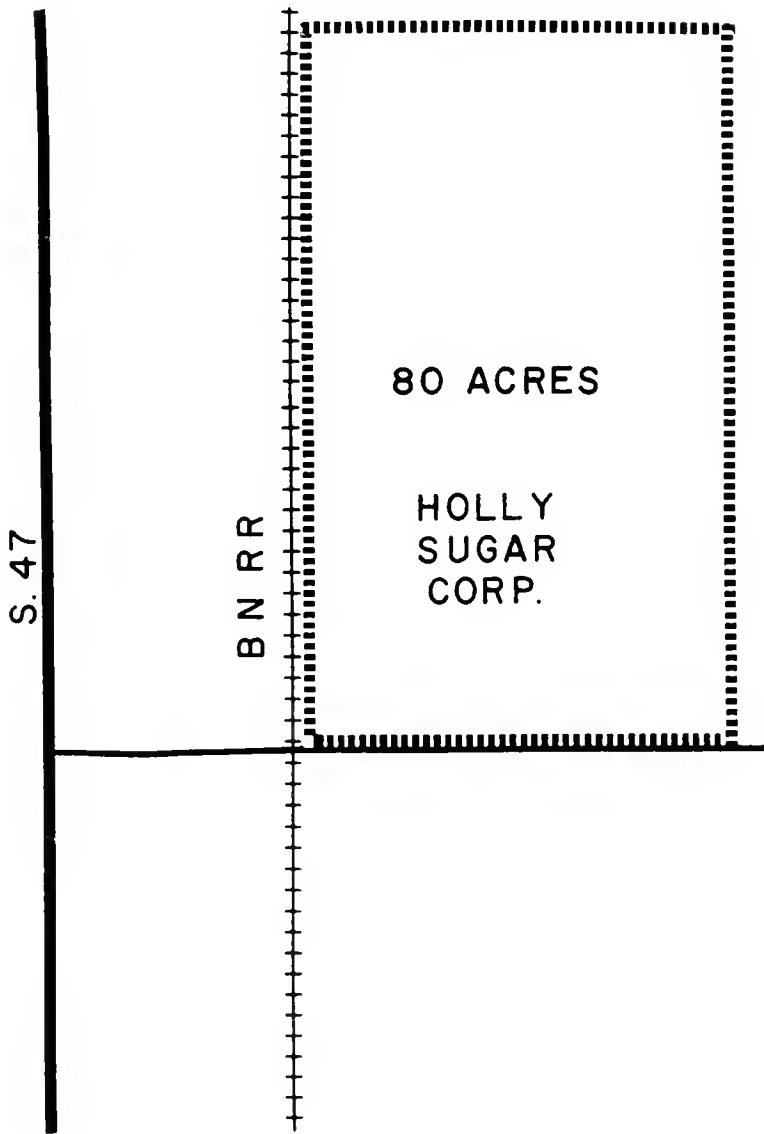
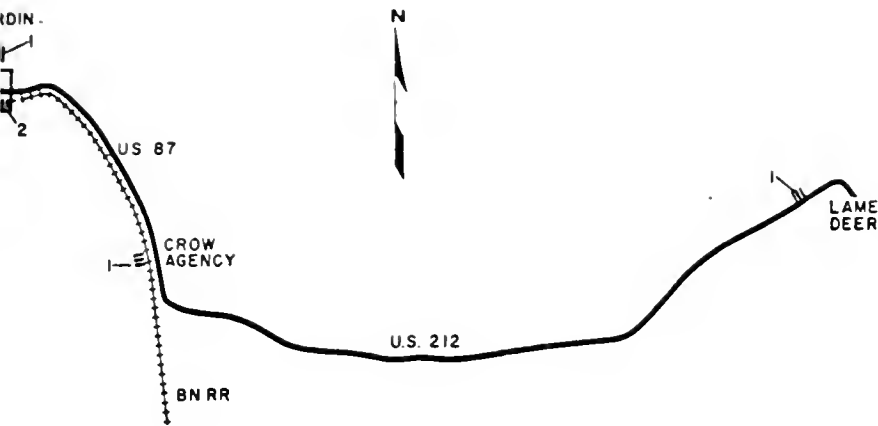
- (9) Improvements on site: 22' x 38' cedar chalet suitable for office or small business.

- (10) Unique or additional features of site: Several businesses occupy portions of site. A few include Builders Provisions, Inc., D & W Millwork, Bud's TV-Sales & Services, and six more smaller businesses. (See map on file for location of above businesses.)

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71.

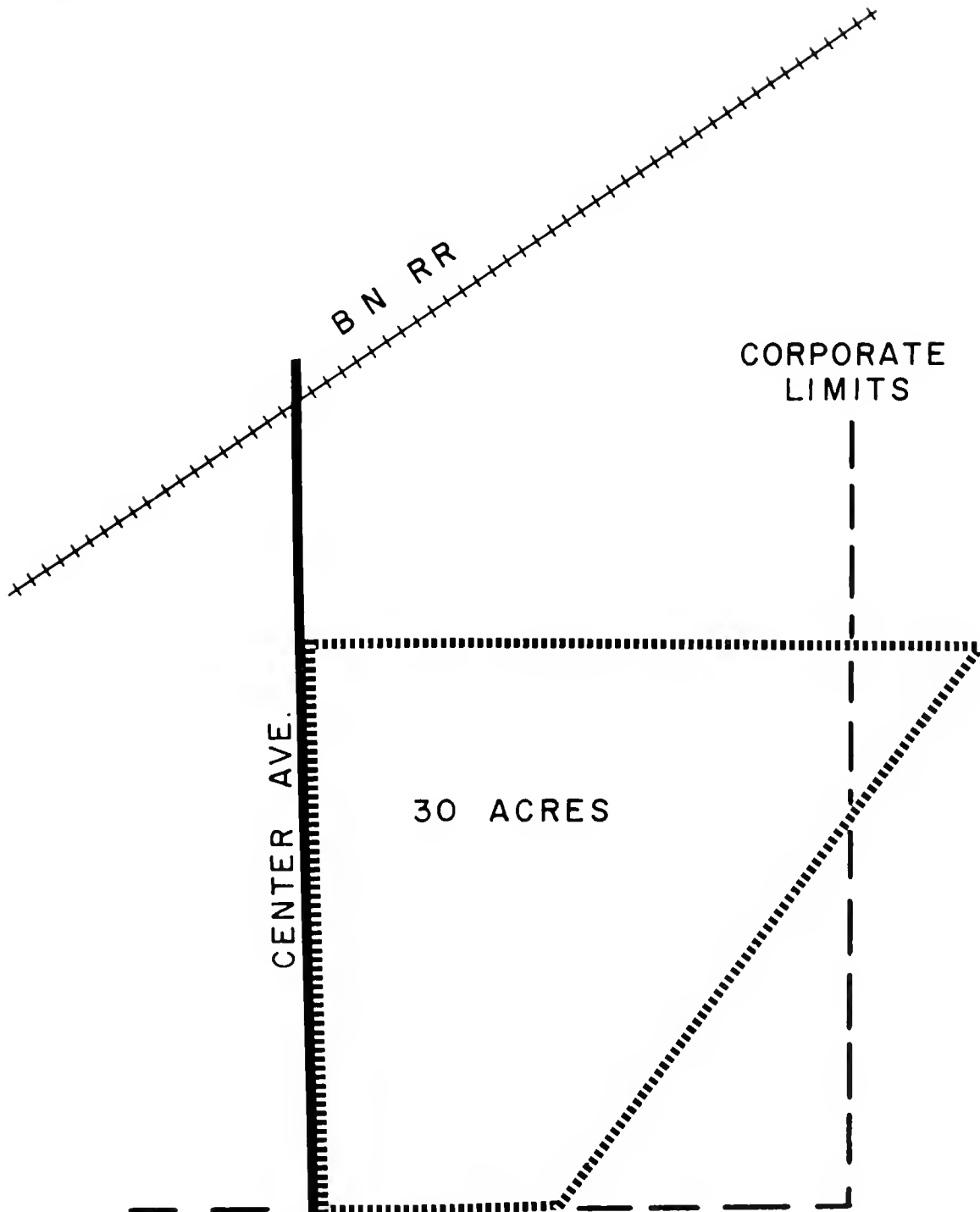
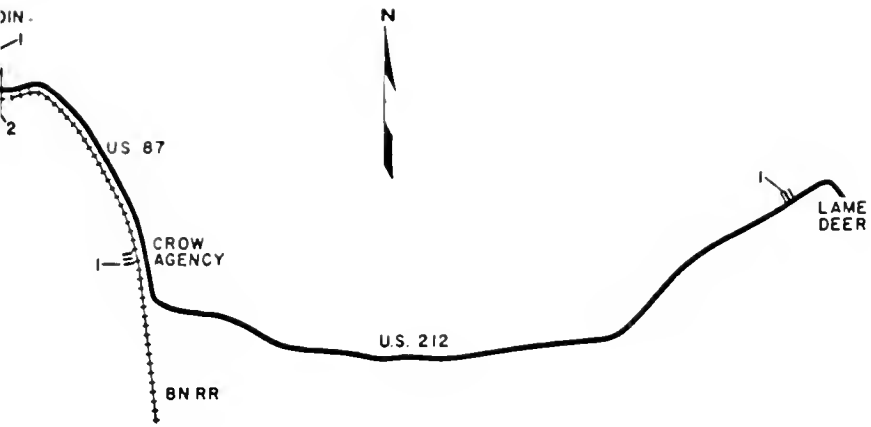
HARDIN  
SITE I



SITE #1: HOLLY SUGAR CORPORATION

- (1) Size: 80 acres. Site is rectangular in shape.
- (2) Location: Site is located 1½ miles north of Hardin outside the corporate limits.
- (3) Ownership: Holly Sugar Co., Colorado Springs, Colorado  
Contact: Holly Sugar Company.
- (4) Availability: Contact Holly Sugar on property availability.
- (5) Property Usage: Property is not zoned nor is adjacent land zoned. Site is presently vacant but adjacent land is used for farming.
- (6) Terrain: Land is level with good drainage. Soil bearing tests have been conducted by the S.C.S. No flood history.
- (7) Utilities:
  - Water: Site not served by municipal water service. Nearest service 1½ miles. Big Horn River nearby.
  - Sewer: Site not served by municipal sewer service.
  - Natural Gas: Site has natural gas service with a 2" lateral running off of city mains.
  - Power: Power supplied by Big Horn County Electric Co-op, Lodge Grass.
- (8) Access:
  - Highway: Adjacent to State Secondary Highway 47, one mile to Primary and Interstate Highway systems.
  - Rail: Adjacent to Burlington Northern, Inc. line.
  - Air: Two miles to airport services provided by Boles Aviation.
- (9) Improvements on Site: Brick factory buildings on site (vacant).
- (10) Unique or additional features of site: Site of old Holly Sugar Company factory.

HARDIN  
SITE 2



SITE #2

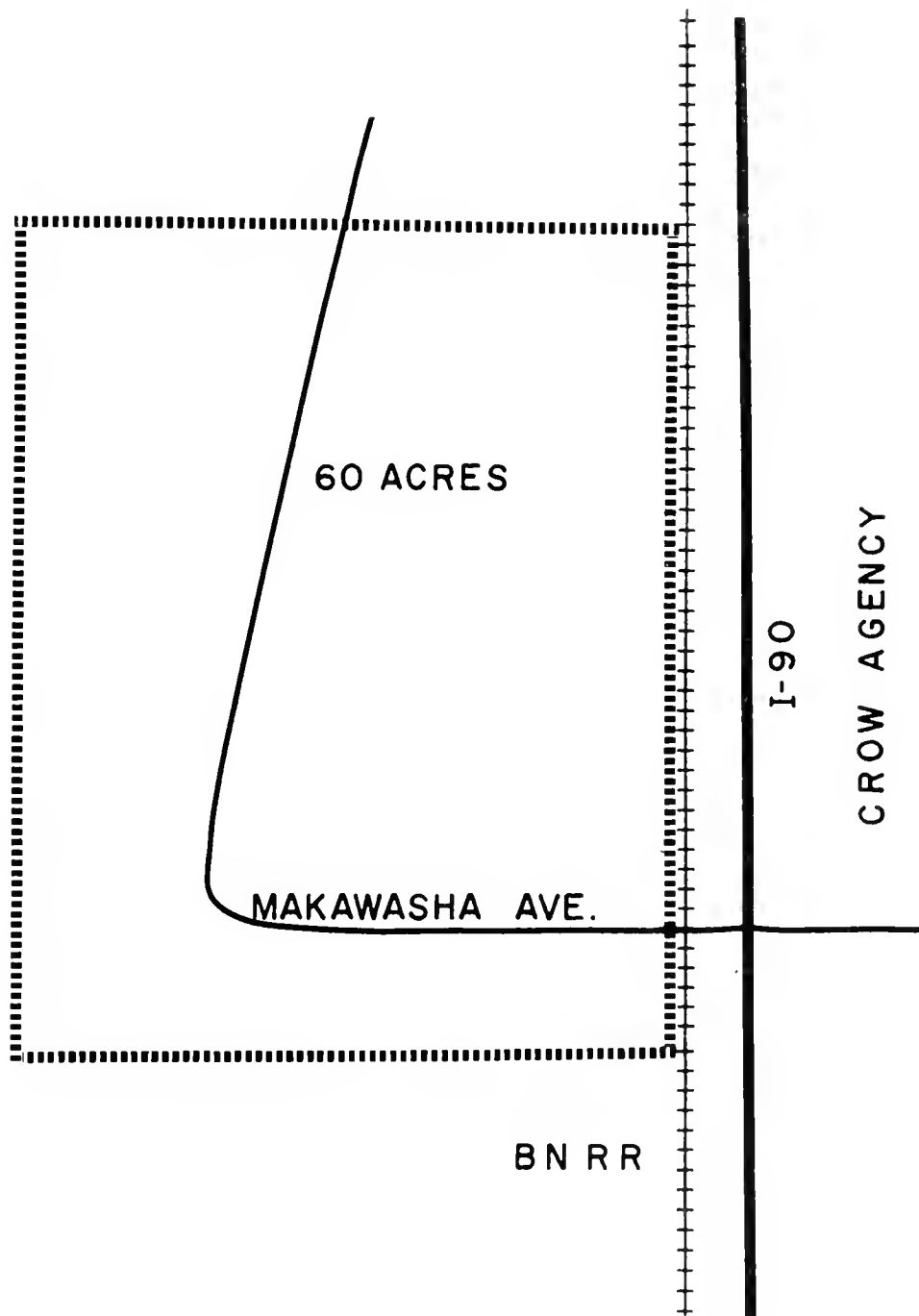
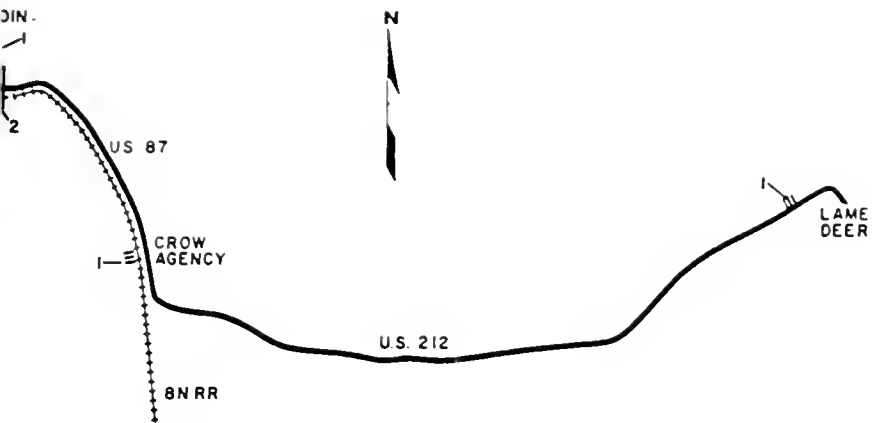
- (1) Size: 30 acres. Site is triangular in shape.
- (2) Location: Site is adjacent to the southeast corner of Hardin both inside and outside of the corporate limits.
- (3) Ownership: Helene Barnett, Hardin  
Contact: Helene Barnett
- (4) Availability: Contact Helene Barnett on availability of property.
- (5) Property Usage: Site is not zoned nor is adjacent property zoned. Land in site and adjacent to site is farming land.
- (6) Terrain: Site is level with fair drainage. Soil bearing ability unknown.
- (7) Utilities:
  - Water: Site does not have city water service, but city service is nearby. Big Horn River also nearby.
  - Sewer: Site is not served by municipal sewer service.
  - Natural Gas: Site does not have gas service.
  - Power: Big Horn County Electric Co-op serves site.
- (8) Access:
  - Highway: There is a gravel access road to site; one-half mile to primary highway system; one mile to Interstate 90.
  - Rail: Site can be served by rail. Burlington Northern, Inc. service one-half mile distant.
  - Air: The airport is adjacent to site. Boles Aviation handles services.
- (9) Improvements on site: None at present.
- (10) Unique or additional features of site: None at present.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71.



CROW AGENCY  
SITE 1



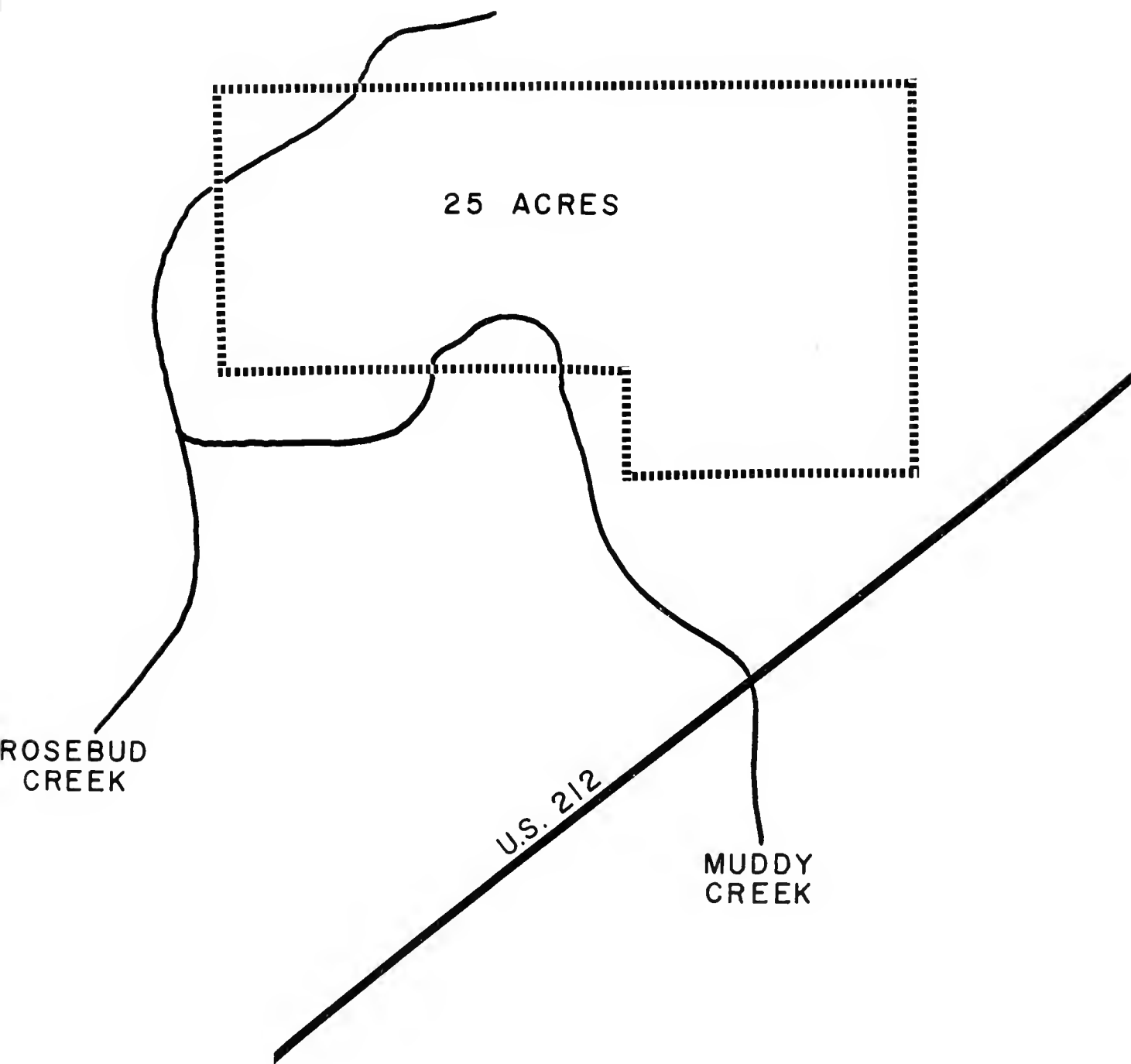
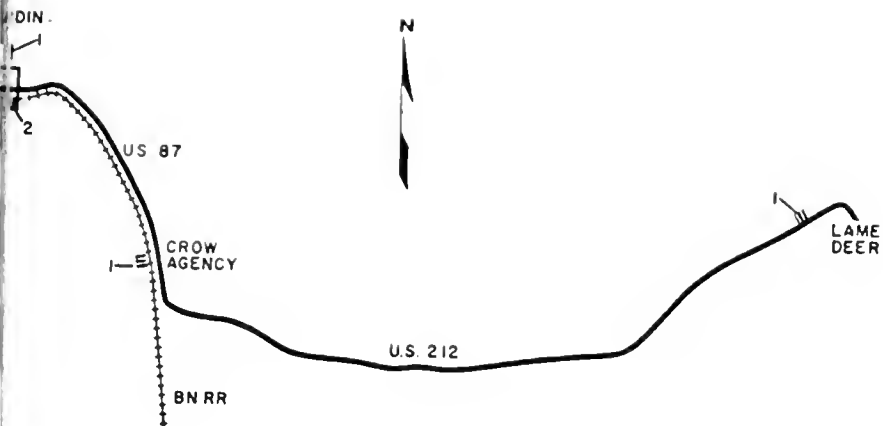
SITE #1: CROW AGENCY, MONTANA

- (1) Size: 60 acres, 45 of which are usable on a 50-year flood plain. Site is rectangular in shape.
- (2) Location: Site is located one mile from the central business district outside the corporate limits.
- (3) Ownership: Crow Indians, Crow Agency, Montana.  
Contact: Crow Tribe.
- (4) Availability: Property is available free.
- (5) Property Usage: Property is not zoned, nor is adjacent property zoned. Site is presently used for the Big Horn Carpet Mill and adjacent property is used for residential use.
- (6) Terrain: Land in site is flat with good drainage. Soil bearing ability is good as evidenced by the location of 52,000 and 10,000 square feet buildings on site. No flood history.
- (7) Utilities:
  - Water: Site is served by water service.
  - Sewer: Site has sewer service.
  - Natural Gas: Site has natural gas service.
  - Power: Site is served by electrical power service.
- (8) Access:
  - Highway: Primary Highway U.S. 87 and State Highway 212 are adjacent to site. Interstate 90 nearby.
  - Rail: Site is served by Burlington Northern, Inc.
  - Air: Airport is 13 miles from site with Boles Aviation handling commercial charter services.
- (9) Improvements in site: 52,000 sq. ft. and 10,000 sq. ft. vacant buildings.
- (10) Unique or additional features of site: Operating Big Horn Carpet Mill on site at present.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71.

LAME DEER  
SITE 1



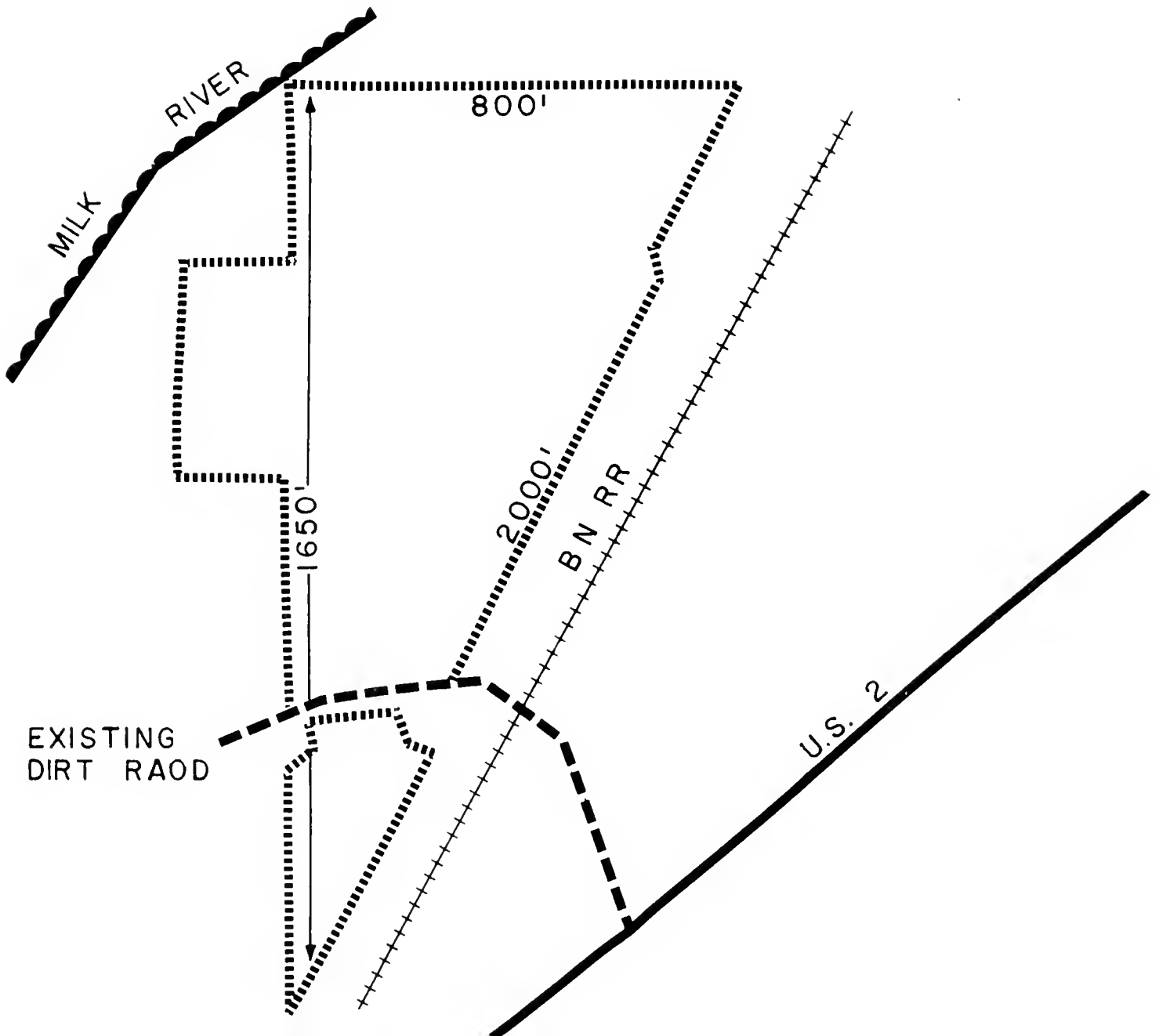
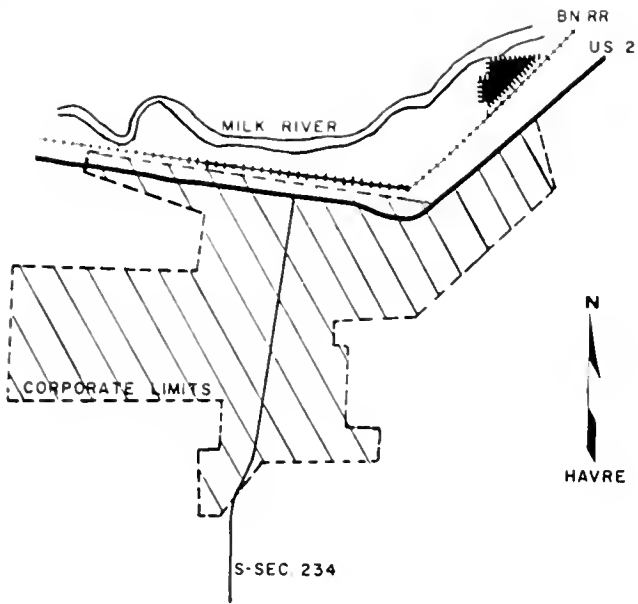
SITE #1: LAME DEER, MONTANA

- (1) Size: 25 acres. Site is rectangular in shape.
- (2) Location: Site is located seven miles southwest of Lame Deer outside the corporate limits.
- (3) Ownership: Northern Cheyenne Indian Tribe, Lame Deer, Montana.  
Contact: Same
- (4) Availability: Land in site is free.
- (5) Property Usage: Site is not zoned nor is adjacent land zoned. A portion of the site was once used as a sawmill. Adjoining land is farm land.
- (6) Terrain: Land is sloping with a steep creek bank on the west end of site. Soil bearing ability unknown. No flood history.
- (7) Utilities:
  - Water: Site has well water at the 80' depth.
  - Sewer: Site does not have sewer service.
  - Natural Gas: Site not served by natural gas.
  - Power: Site is served with electrical power from the Tongue River Electric Co-op.
- (8) Access:
  - Highway: Primary Highway U.S. 212--asphalt surface--adjacent to site.
  - Rail: Site is not served by rail service.
  - Air: Air service is 47 miles from site.
- (9) Improvements on Site: None
- (10) Unique or additional features of site: None

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71.

HAVRE  
SITE 1



SITE 1: HAVRE INDUSTRIAL PARK

- (1) Size: 24.5 acres. Site is triangular in shape with a small rectangle out of the west boundary.

Dimensions:

North: 800' Vacant land  
Northeast: 2000' Burlington Northern Mainline  
West: 1650' Vacant land

- (2) Location: Park is located one mile from the central business district, outside of the corporate limits. Located in S $\frac{1}{2}$ NE $\frac{1}{4}$ ; NE $\frac{1}{4}$ SE $\frac{1}{4}$ ; Section 4, T.32N, R16E, P.M.M.

- (3) Ownership: City of Havre

Contact: Bernard Good or Mike Mariani, Havre City Hall

- (4) Availability: Available both by lease or sale.

- (5) Property Usage: Site will be zoned for industrial-commercial usage. Adjacent property is not zoned. The land is presently vacant and adjoining land has railroad usage.

- (6) Terrain: Site is level with drainage towards the Milk River to the North. Soil bearing tests have been done by Christian, Spring & Assoc., Billings, Montana. Flood history unknown.

- (7) Utilities:

Water: Will be served by municipal supply.

Sewer: Will be served by secondary municipal service.

Natural gas: Not available

Power: Not available but will be available at time of construction.

- (8) Access:

Highway: One-fourth mile to primary Highway U.S. #2. 120 miles to interstate system. Existing dirt road on site.

Rail: Site is adjacent to mainline B.N. lines with spur to site.

Air: Four miles to airport - Frontier service.

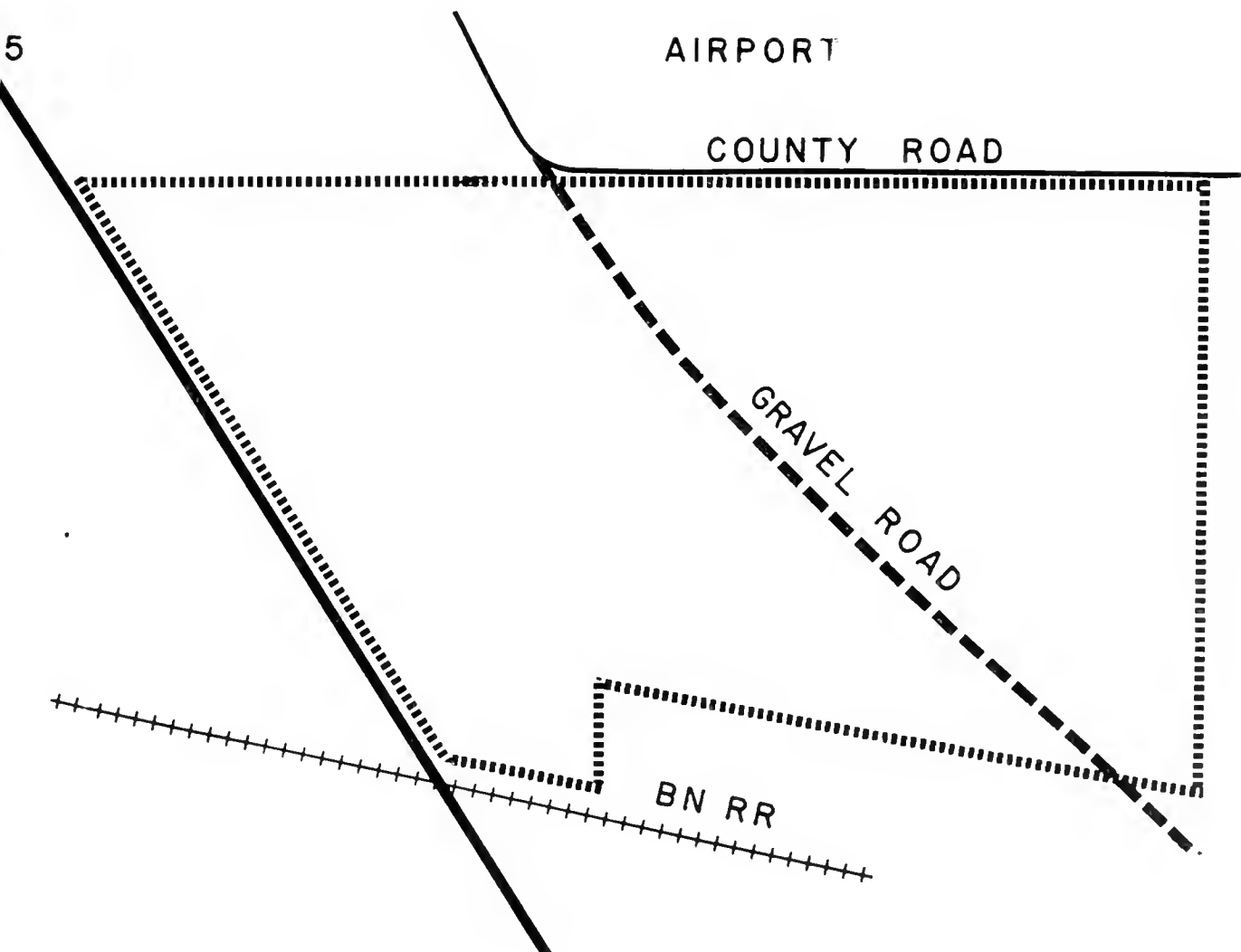
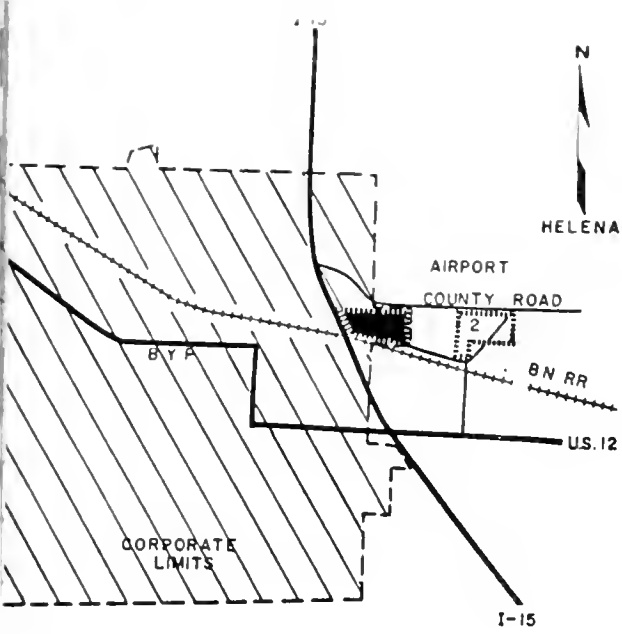
- (9) Improvements on Site: No vacant building on site.

- (10) Unique and additional features of site: Proposal is for site to be a fully completed industrial park. (See brochure or file.)

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71.

HELENA  
SITE 1



SITE 1: BURLINGTON NORTHERN INDUSTRIAL SITE

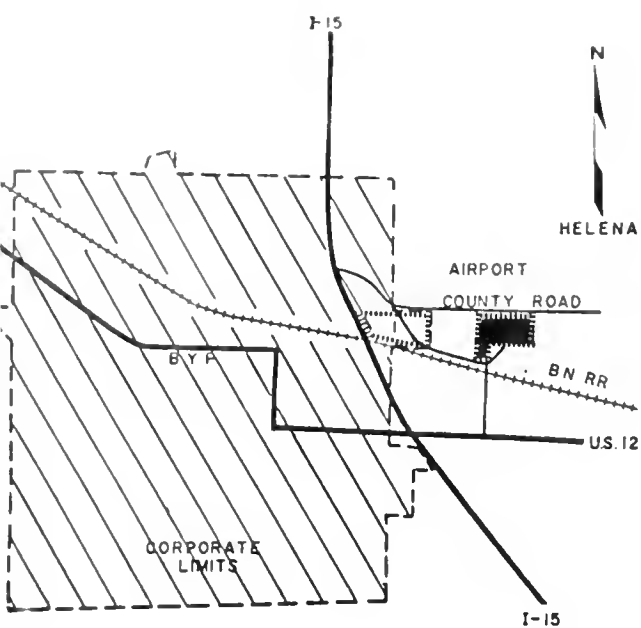
- (1) Size: 91 acres. Site is irregular in shape.
- (2) Location: Site is located inside the corporate limits. Bounded on the south by B-N tracks, on the east by Blaine Street, on the north by Phoenix Street and on the west by Montana Avenue.
- (3) Ownership: Burlington Northern, Inc.  
Contact: J.J. Gordon, Regional Manager, Industrial Development,  
Burlington Northern, Inc., Security Bank Bldg., Billings.
- (4) Availability: Contact Jim Gordon on property availability.
- (5) Property Usage: Site is zoned for commercial heavy industrial west of Interstate 15 and zoned commercial-light industrial east of Interstate 15. Presently, Associated Foods Store, Inc., has their wholesaling plant located on site. Other commercial buildings are located in area.
- (6) Terrain: Property is level and well drained. Soil bearing ability is good. (Soils map on file for Helena Valley). No flood history.
- (7) Utilities:
  - Water: 8" line along Phoenix Avenue, west of Interstate 15 and a 20" line along north side of property (airport road), east of Interstate 15. At present there is a 10" lateral constructed into park for service to existing industry.
  - Sewer: West of Interstate 15: 25" sewer along Montana Avenue and a 30" brick line across property at Harris Street. Also a 6" line along Phoenix between Montana Avenue and Harris Street. East of Interstate 15: 8" line constructed into center of site from airport road to serve existing industry.
  - Natural Gas: West of Interstate 15: a 4" line runs along Phoenix Avenue from Montana Avenue to Lamborn Street. East of Interstate 15: a 2" line along airport road and a 6" line running north-south of extended Washington Street through subject property.
  - Power: Montana Power Company transmission lines along south and east edge of property.
- (8) Access:
  - Highway: Airport road on north boundry offers excellent access to Interstate 15 and U.S. 12 primary highway west.
  - Rail: Trackage available on industrial site from B-N, Inc. mainline on south boundry of site.
  - Air: Helena Airport is adjacent to site on north. Northwest and Western service.
- (9) Improvements on site: Above mentioned.
- (10) Unique or additional features of site: Aerial photo of site on file.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71.



HELENA  
SITE 2



AIRPORT

GRAVEL ROAD

1970'

1823'

1307'

CARTER DR.

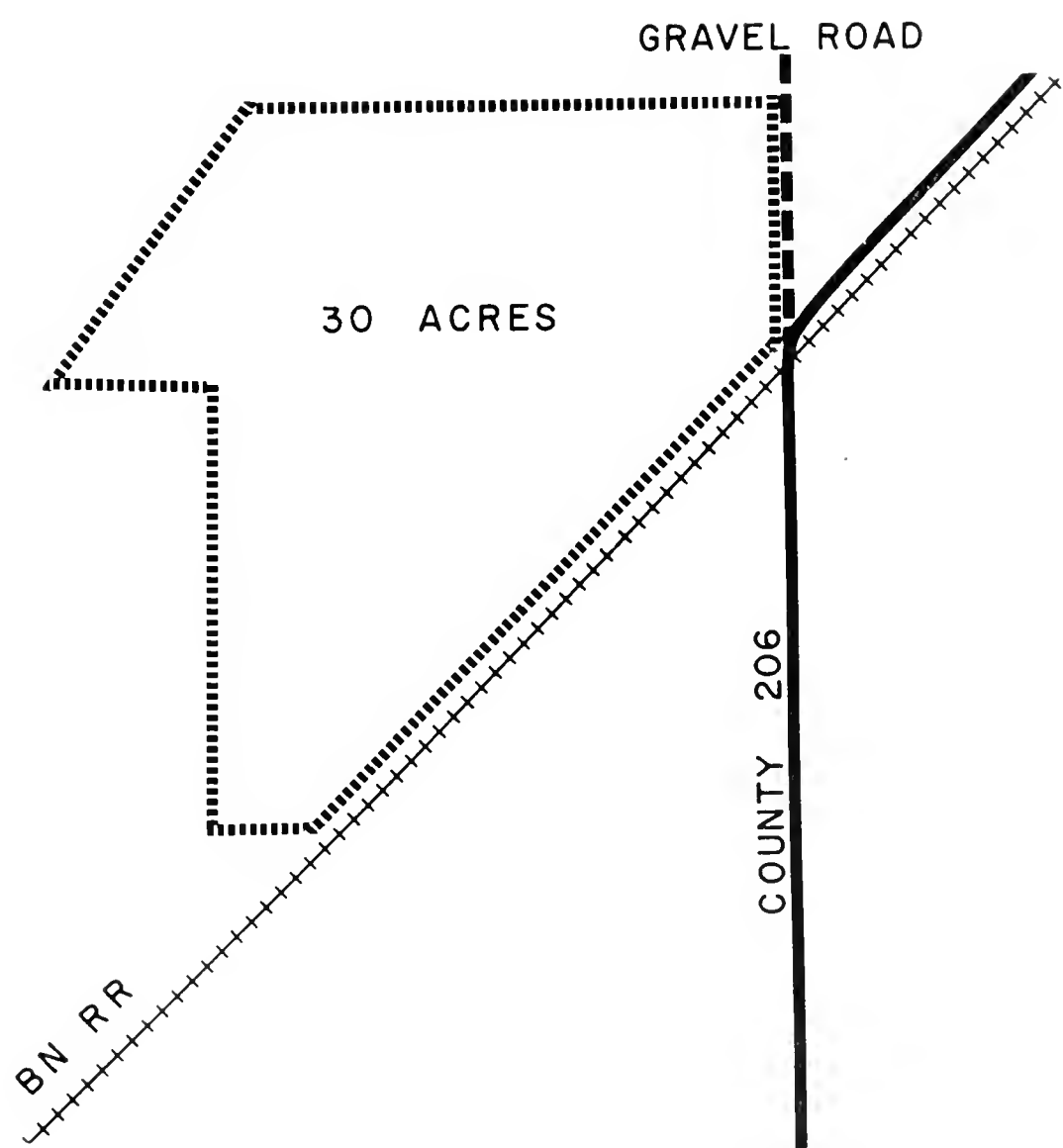
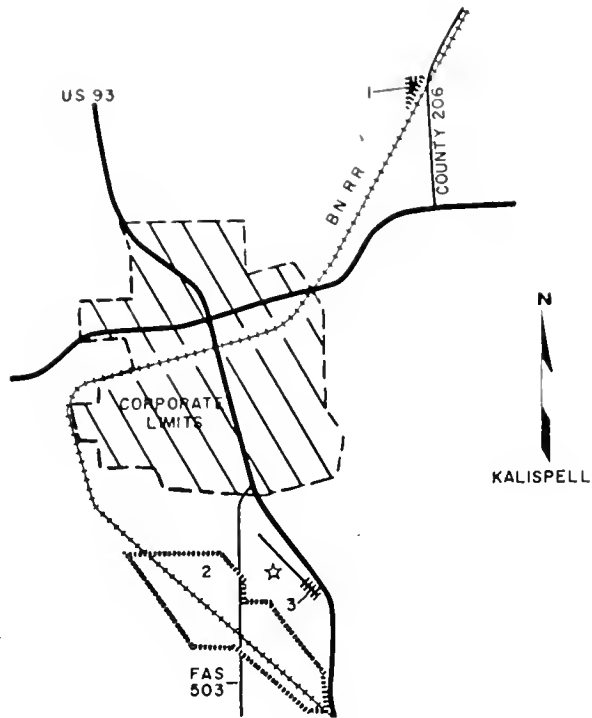
U.S. 12  
ACCESS

BN RR

SITE 2: CITY OF HELENA PROPERTY

- (1) Size: 60.6 acres.
- (2) Location: Site is located northeast of Helena outside the corporate limits. The north boundry of the property is adjacent to the Helena Airport.
- (3) Ownership: City of Helena  
Contact: Dwight Kapp, Model Cities Annex, Helena.
- (4) Availability: Site is available both by sale or lease.
- (5) Property Usage: Site is not zoned but would be designated as commercial-light industrial usage. Adjacent land has vacant, airport, railroad and commercial usage.
- (6) Terrain: Site is flat with good drainage. Area has been surveyed by the Soil Department of the Soil Conservation Service and has a high load bearing ability. No flood history.
- (7) Utilities:
  - Water: 20" main along north boundry. 425' to a 6" main west of property.
  - Sewer: Site is not served by municipal sewer service. Service is 300' from site. Septic tank systems acceptable in this area.
  - Natural Gas: Site not served but a main runs along the airport road.
  - Power: Site is not served by power. Montana Power Company has lines running along north boundry.
- (8) Access:
  - Highway: Paved airport road on north boundry of site. A country road cuts through property. Excellent access to Interstate 15 and U.S. 12.
  - Rail: Burlington Northern, Inc. mainline runs on the south boundry of site.
  - Air: Helena Municipal Airport is adjacent to site on north.
- (9) Improvements on Site: None at present.
- (10) Unique or additional features of site: A soils map and the land title pertaining to this site are on file.

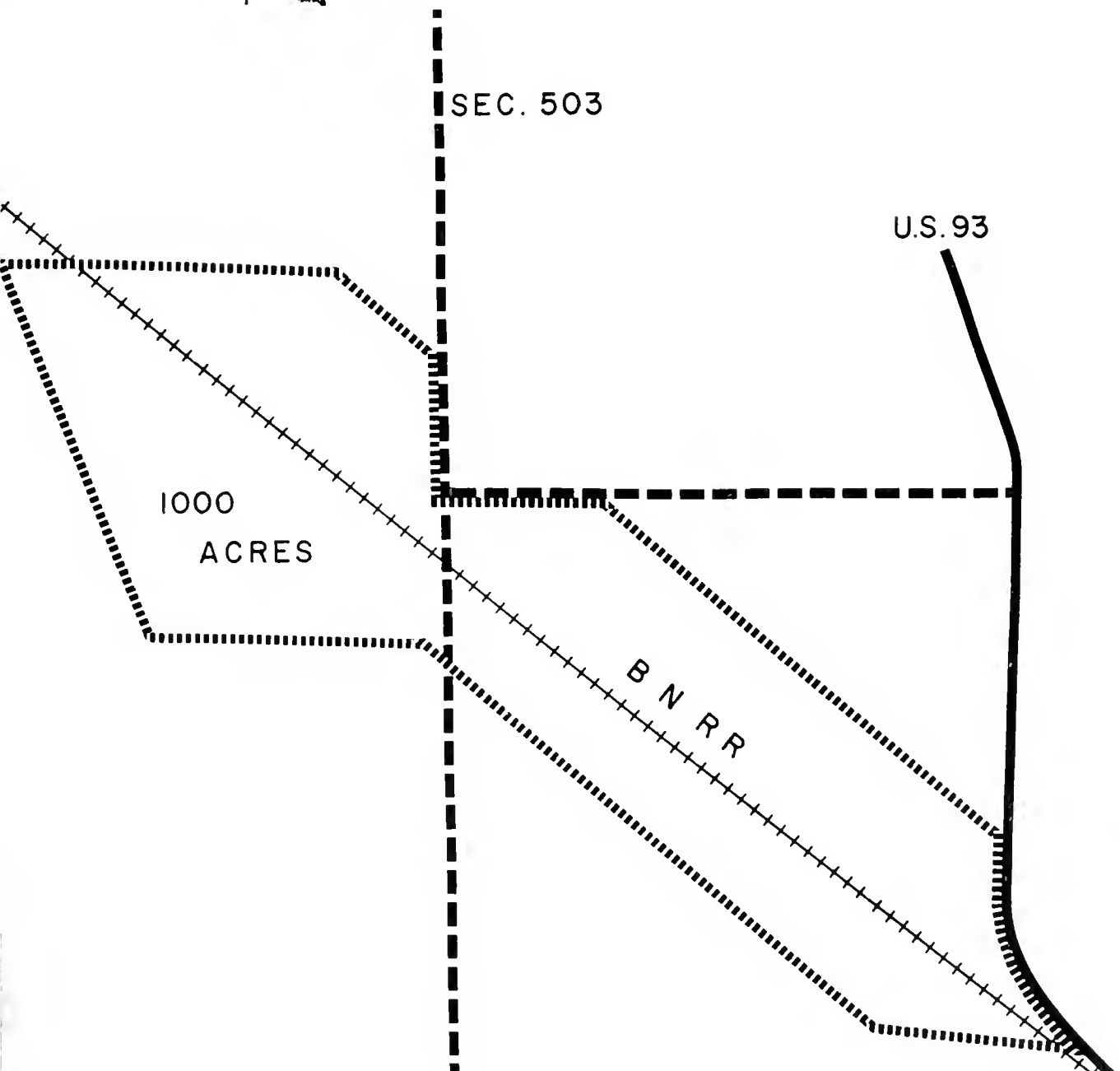
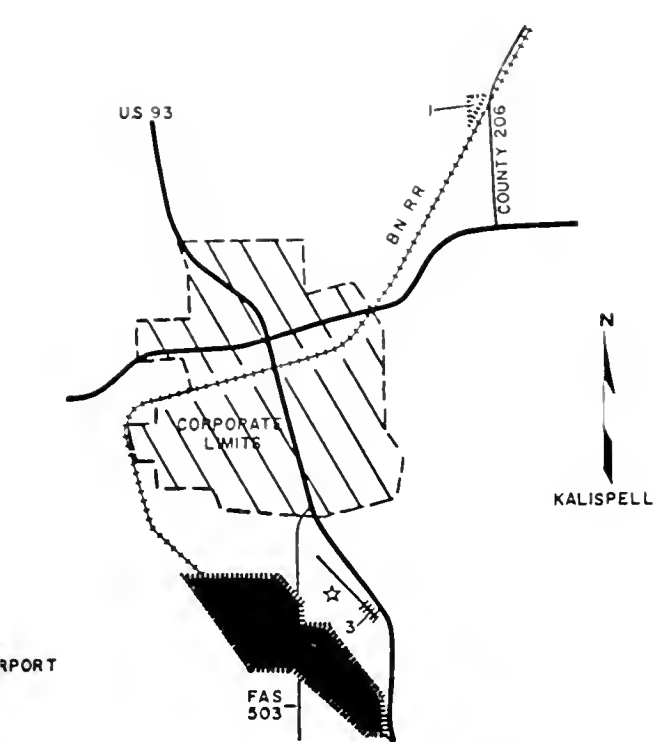
KALISPELL  
SITE I



SITE #1: EVERGREEN

- (1) Size: 30 acres. Site is trapezoidal in shape.
- (2) Location: Site is located three to four miles N-NE of the central business district outside the corporate limits. Site is near Evergreen.
- (3) Ownership: Robert Happ, Agent, Tri City Warehouse Foods, W. Reserve Drive, Kalispell, Montana  
Contact: Robert Happ or the Kalispell Chamber of Commerce.
- (4) Availability: Property available through sale or lease.
- (5) Property Usage: Site is not zoned nor is adjacent property zoned. Land in site is used for agriculture and adjacent land is used for commercial and agricultural use.
- (6) Terrain: Site is generally level. Drainage unknown. Soil bearing ability unknown. No flood history.
- (7) Utilities:  
Water: Site has water service from the Evergreen Water District.  
Sewer: Site does not have sewer service.  
Natural Gas: Service is provided in area by Montana Power Co.  
Power: Flathead Electric Co-op provides electrical power to area.
- (8) Access:  
Highway: County highway #206--bituminous surface--bounds site on east. Three miles to primary highway system.  
Rail: Burlington Northern line forms the east boundry of site.  
Air: Three miles to the Flathead County Airport with Air West commercial service available.
- (9) Improvements on Site: None at present.
- (10) Unique and additional features of site: Aerial photo on file for site. (#136-70-BN)

KALISPELL  
SITE 2



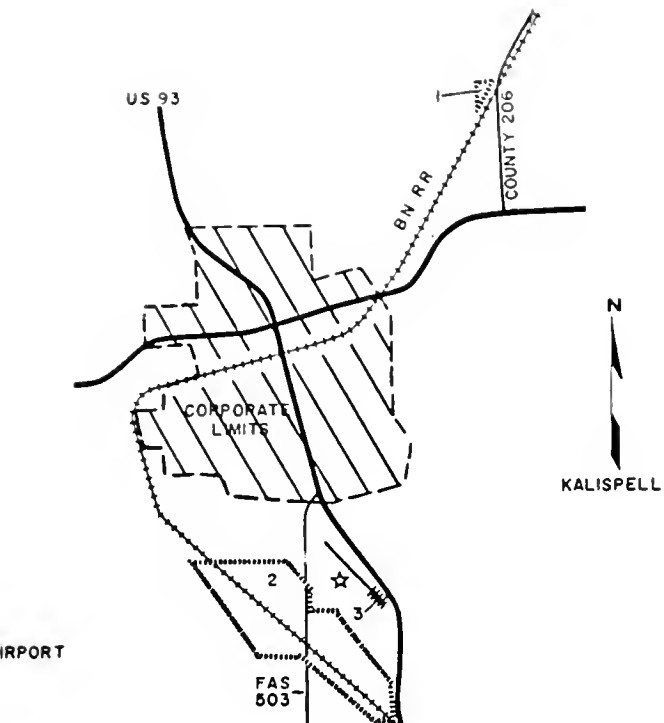
SITE #2: KALISPELL

- (1) Size: 1000 acres. Site is irregular in shape.
- (2) Location: Site is located two miles south of Kalispell outside the corporate limits.
- (3) Ownership: Private owner  
Contact: Kalispell Chamber of Commerce
- (4) Availability: Property is available through sale and possibly lease.
- (5) Property Usage: Site is not zoned nor is adjacent property zoned. Land in site is used for agriculture. Adjacent property is primarily agriculture with some residential use.
- (6) Terrain: Site is level with some gentle rolling areas. Drainage unknown. Soil bearing ability unknown. No flood history.
- (7) Utilities:
  - Water: Site does not have municipal service. Groundwater services area.
  - Sewer: Site does not have sewer service.
  - Natural Gas: Montana Power Company has a gas line bordering site on the north.
  - Power: Pacific Power & Light Company serves area.
- (8) Access:
  - Highway: Gravel road through center of site. Primary highway U.S. 93 is one mile east.
  - Rail: Burlington Northern, Inc. line runs through center of site.
  - Air: Eight miles to county airport, one mile to Kalispell Municipal Airport. Air West commercial services available at county airport.
- (9) Improvements on site: None at present.
- (10) Unique or additional features of site: Aerial photos of site on file. (134-70-BN and 135-70-BN).

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/77

KALISPELL  
SITE 3



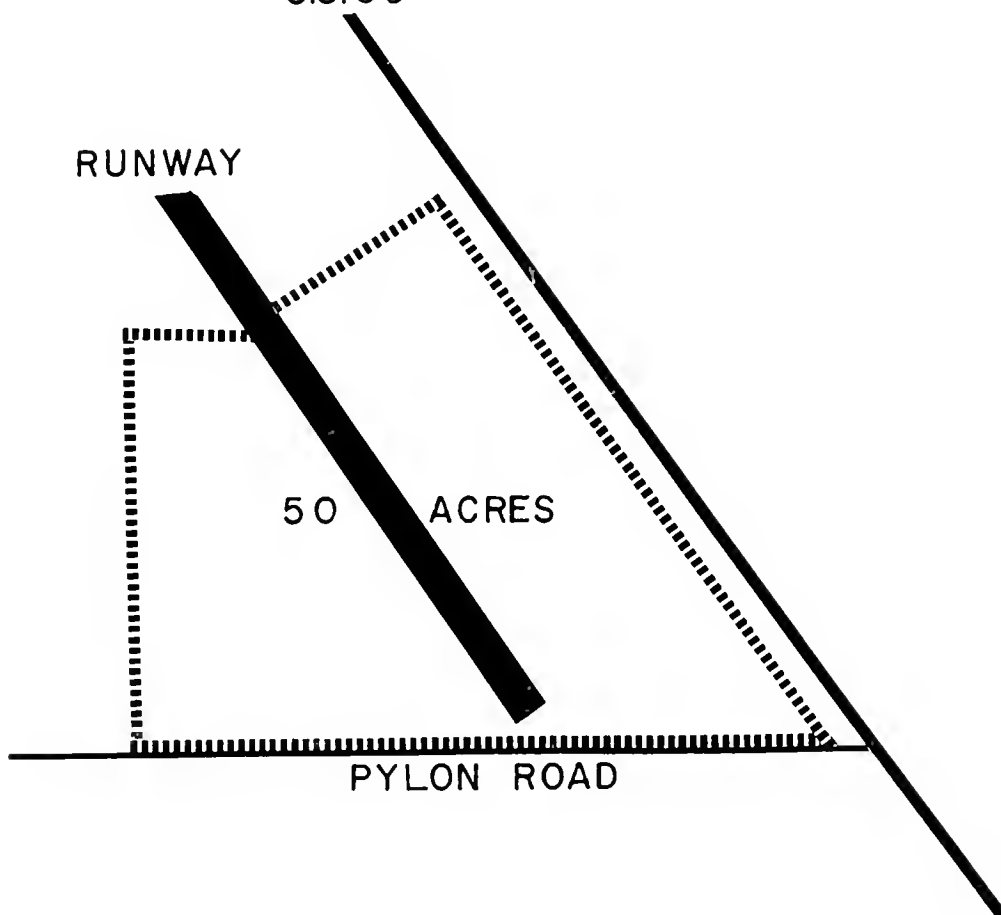
AIRPORT

U.S. 93

RUNWAY

50 ACRES

PYLON ROAD



SITE #3: KALISPELL MUNICIPAL AIRPORT SITE

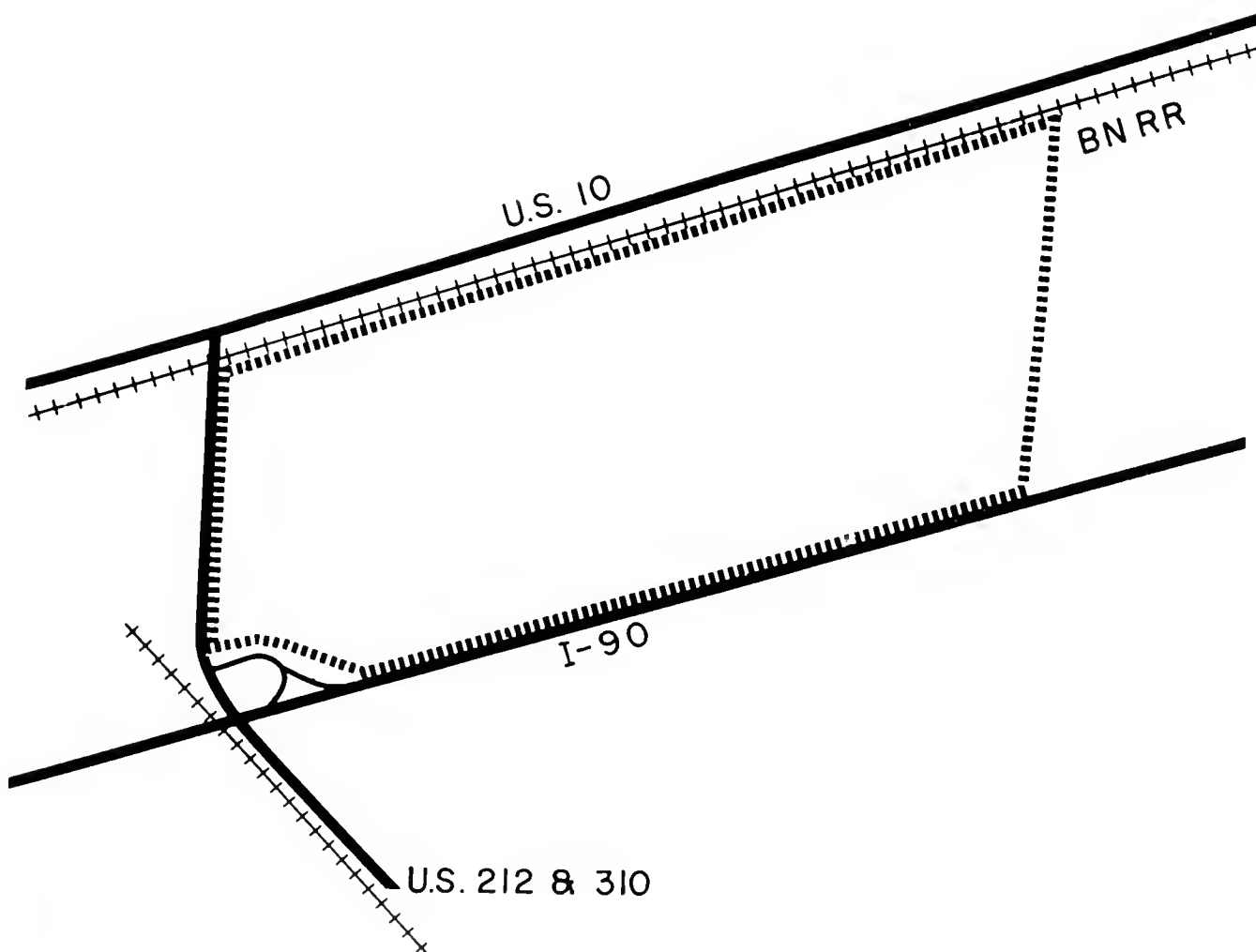
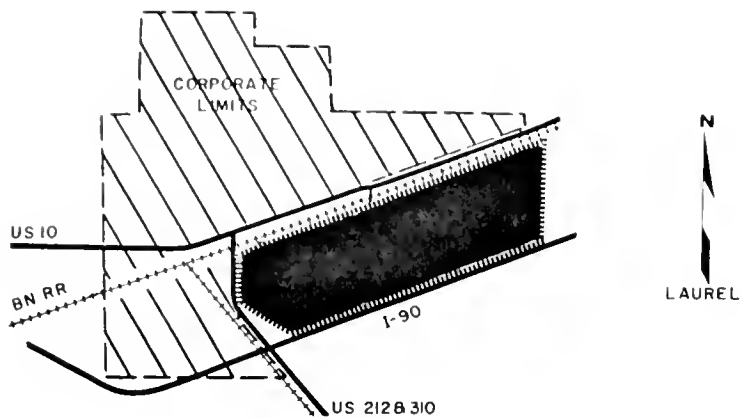
- (1) Size: 50 acres. Site is irregular in shape.
- (2) Location: Site is located one mile southeast of Kalispell outside the south corporate limits. Located in S20, T28N, R21W, PM.
- (3) Ownership: Valley Research & Development Corporation, Kalispell, Montana.  
Contact: Gene McGleen, President, Valley Research & Development Corporation, Kalispell.
- (4) Availability: Property is available through sale or lease.
- (5) Property Usage: Site is not zoned nor is adjacent property zoned. There is a storage warehouse on property with the remainder of the site agriculture land. Adjacent land is used for the municipal airport and for agriculture use.
- (6) Terrain: Site is level. Drainage is unknown. Soil bearing ability unknown. No flood history.
- (7) Utilities:  
Water: Site is served by the municipal water service. Established sources of ground water are used in adjacent area.  
Sewer: Site not served by municipal sewer service.  
Natural gas: Site has natural gas services provided by the Montana Power Company.  
Power: Pacific Power and Light Company serves area.
- (8) Access:  
Highway: Primary Highway U.S. 93 adjacent to site. Interstate system 116 miles south to Missoula.  
Rail: Site is not served by rail. Burlington Northern Inc., line southwest of site.  
Air: Eight miles to Flathead County Airport which has Airwest Commercial service available. Private light plane use airport, Kalispell Municipal Airport, adjacent to site.
- (9) Improvements on site: Site has a storage warehouse and garage on property.
- (10) Unique or additional features of site: None at present.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71.



LAUREL  
SITE 1



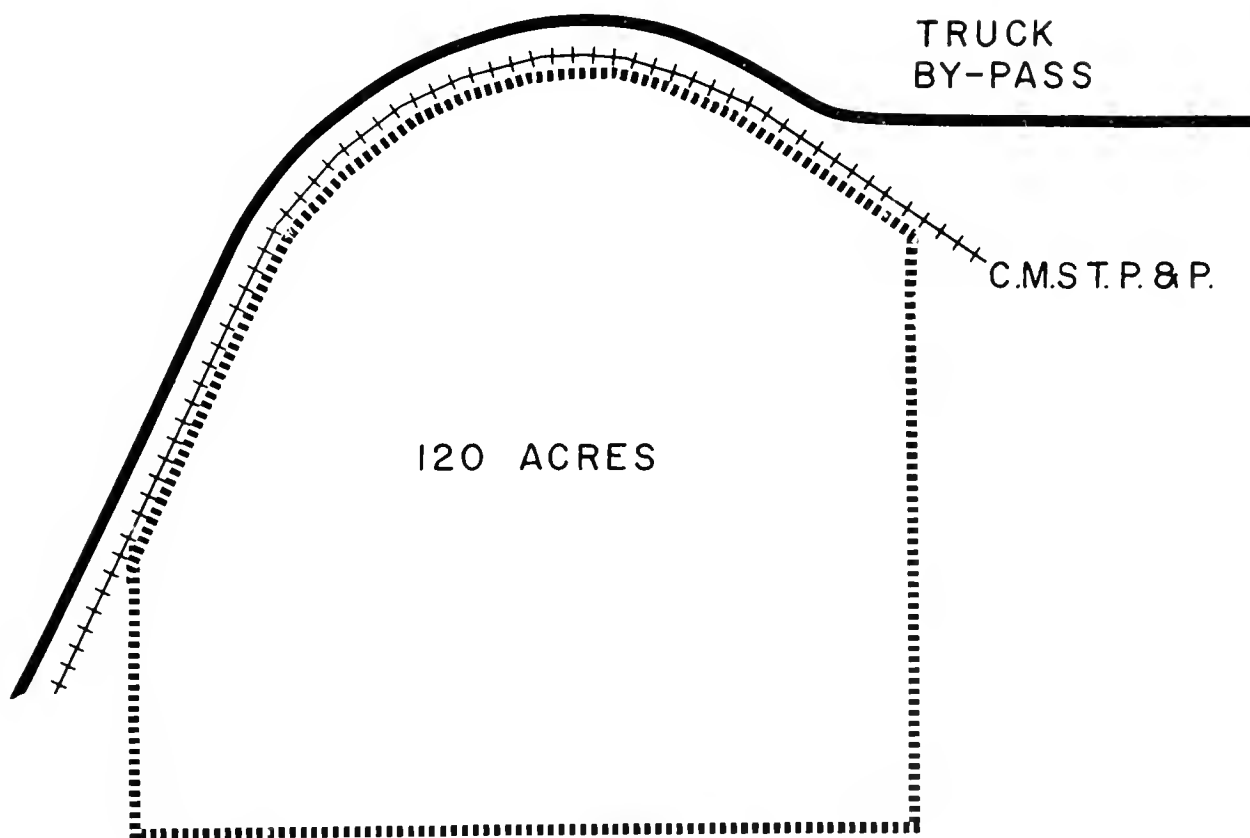
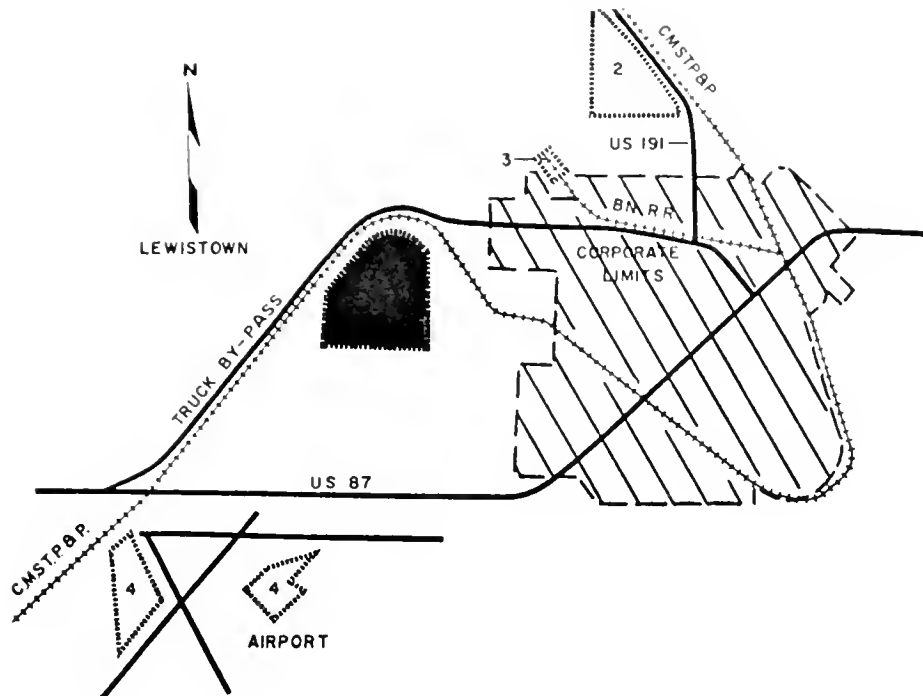
SITE #1: LAUREL

- (1) Size: Site is approximately  $\frac{1}{4}$ - $\frac{1}{2}$  mile wide and from  $2\frac{1}{2}$ -3 miles long. Size is unknown.
- (2) Location: Site is located adjacent to the southeast corner of Laurel outside the corporate limits.
- (3) Ownership: Three private owners.  
Contact: Laurel Chamber of Commerce, Laurel, Montana.
- (4) Availability: Property is available through sale or lease.
- (5) Property Usage: Property is not zoned nor is adjacent property zoned. Property in site presently has agricultural use and adjacent property on the north is used for railroad yards; property on the south has interstate and refinery use; property on the east has agricultural use; property on the west has residential use.
- (6) Terrain: Property is flat with drainage southward to Yellowstone River. Soil bearing ability unknown. No flood history.
- (7) Utilities:
  - Water: Large supplies of municipal water service is available at the Burlington Northern yards which are located to the north of site.
  - Sewer: Site does not have municipal sewer service.
  - Natural Gas: A natural gas line runs from east to west through site area.
  - Power: A 50 kv transmission line runs along railroad tracks and services the refinery.
- (8) Access:
  - Highway: Interstate 90--asphalt surface--bounds site on south. Interchange in southwest corner onto which primary and secondary roads lead from site.
  - Rail: Burlington Northern, Inc., line runs along north boundary of site.
  - Air: Fifteen miles to Billings Logan Field. Northwest, Frontier and Western Airlines commercial services available.
- (9) Improvements on Site: None at present.
- (10) Unique or additional features of site: None at present.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71.

LEWISTOWN  
SITE 1



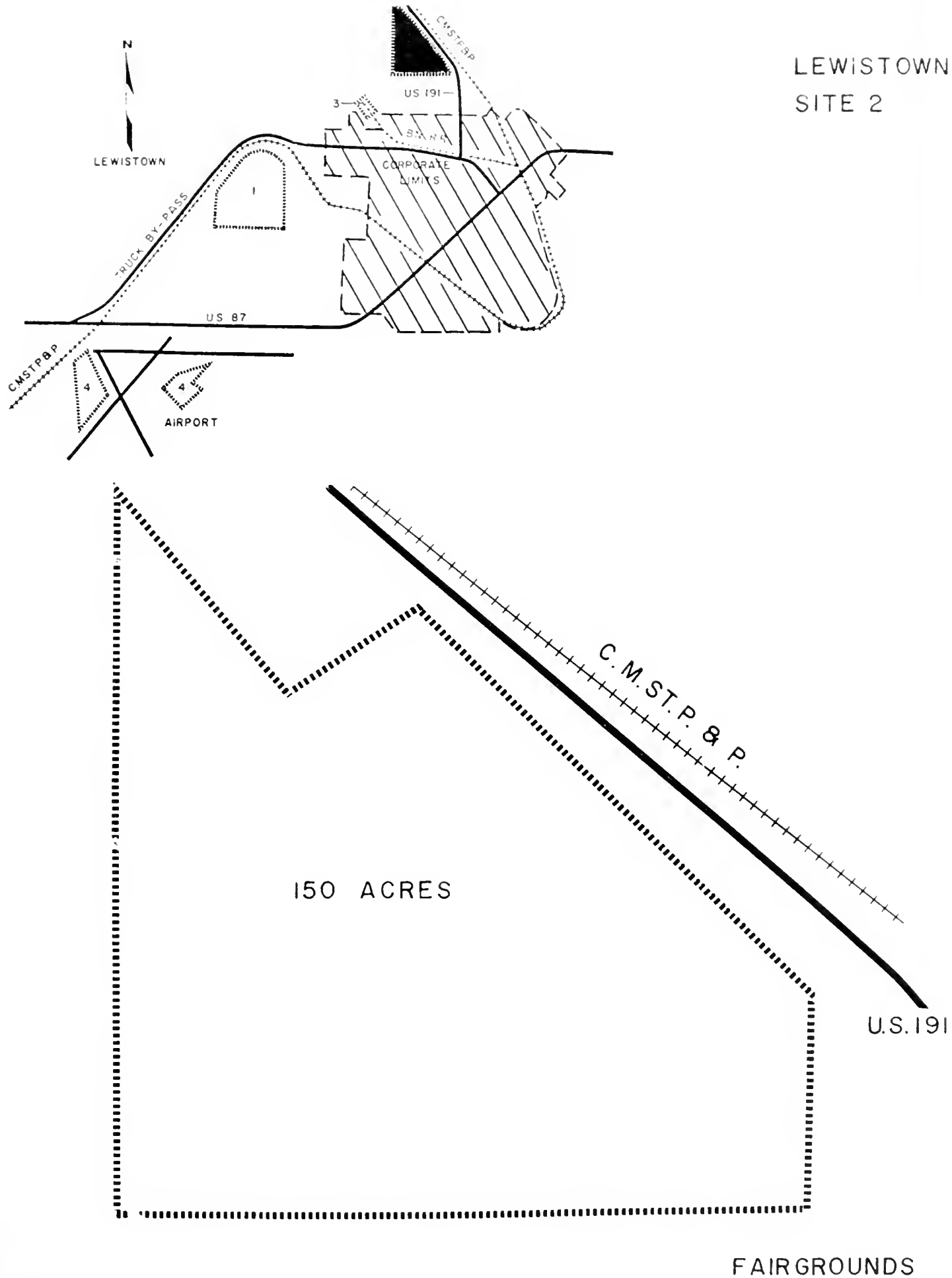
SITE #1: R.H. GREEN

- (1) Size: 120 acres. Site is rectangular in shape. Site has the approximate dimensions of 1320' x 1000'.
- (2) Location: Site is located  $\frac{1}{4}$  mile west of Lewistown outside the corporate limits. Located in part SW $\frac{1}{4}$ , SE $\frac{1}{4}$ , NW $\frac{1}{4}$ , NE Sec. 16, T15N, R18E, PMM.
- (3) Ownership: R.H. Green, 203 Nelson Drive, Lewistown, Montana  
Contact: R.H. Green
- (4) Availability: Property available through sale or lease.
- (5) Property Usage: Site is to be zoned for light industrial under City-County zoning ordinance. Adjacent property is to be zoned commercial. Land in site is presently used for agricultural use and adjacent land has agricultural-commercial use.
- (6) Terrain: Land in site is flat with drainage having a 2%-6% grade. Soil has a limited soil bearing capacity; SCS conducted tests. No flood history.
- (7) Utilities:
  - Water: Site not served by municipal supply. Service  $\frac{1}{4}$  mile east to city mains. Adequate ground water (artesian) 100' to 500' deep.
  - Sewer: Site not served by municipal service. One-fourth mile to city mains.
  - Natural gas: Site does not have gas service. One-fourth mile to city distribution.
  - Power: Site is served by electrical power. Three phase 2.4 kv line on two sides.
- (8) Access:
  - Highway: Primary highway U.S. 87--asphalt surface--on south boundry of site.
  - Rail: Site can be served by rail.
  - Air: Two miles to the Lewistown Airport. Frontier Airlines commercial service available.
- (9) Improvements on Site: There are no vacant buildings on site.
- (10) Unique or additional features of site: Moodie Implement Co., Imperial Motors, and E-Jay-S Inc., occupy portions of adjacent land.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71

LEWISTOWN  
SITE 2



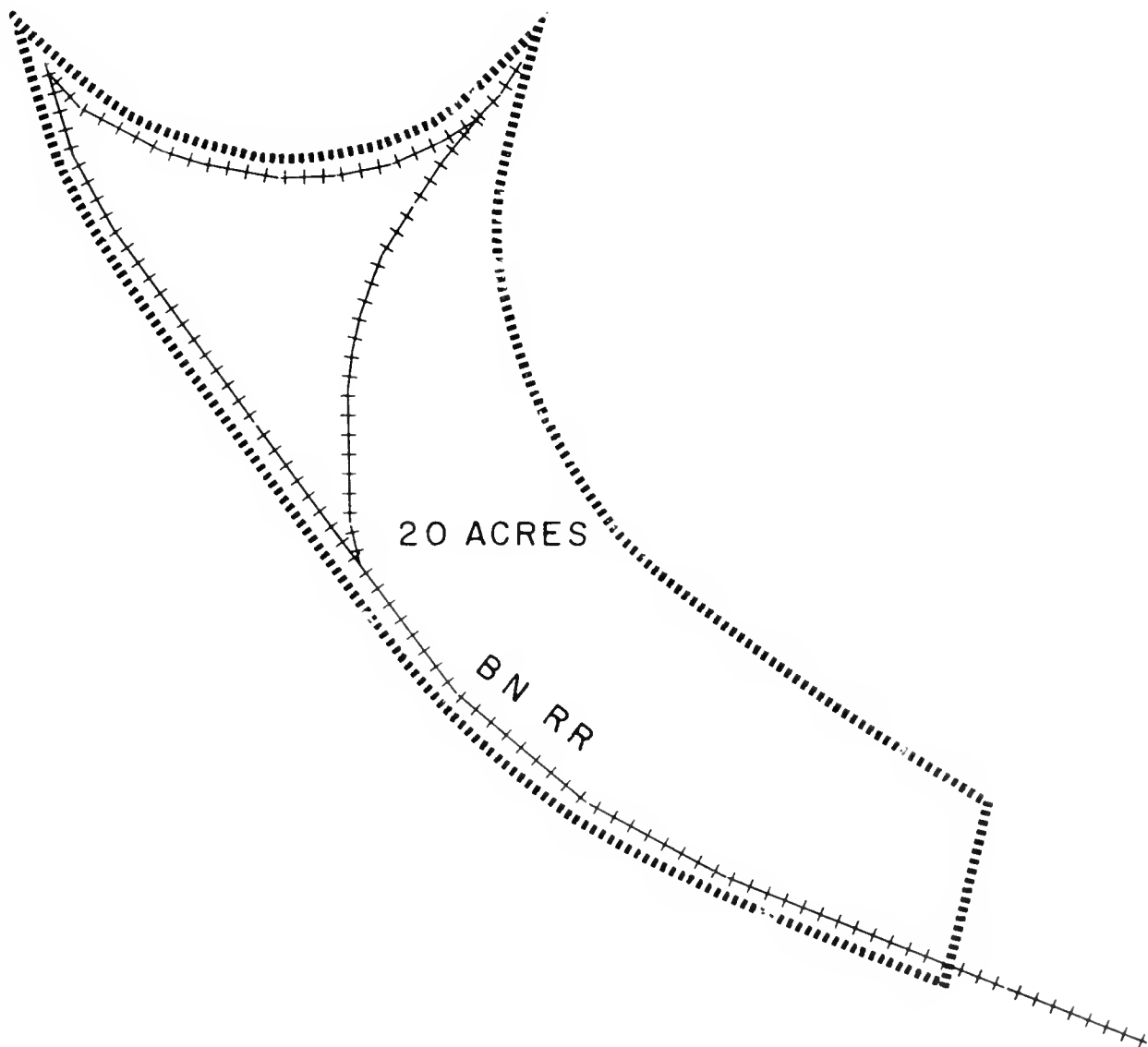
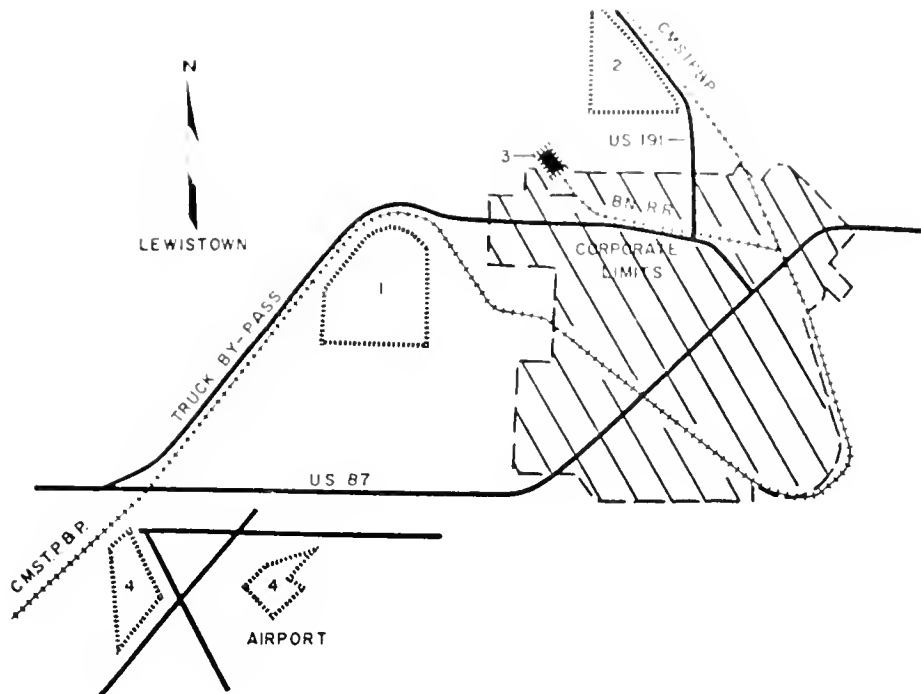
## SITE #2: CENTRAL MONTANA STOCKYARDS SITE

- (1) Size: 150 acres. Site is approximately an equalateral triangle with 1000' per leg.
- (2) Location: Site is located two miles from the central business district outside the corporate limits.
- (3) Ownership: Central Montana Stockyards, Box 598, Lewistown, Montana.  
Contact: Floyd Hicks, Lewistown, Montana.
- (4) Availability: Available through sale or lease.
- (5) Property Usage: Site is not zoned nor is adjacent property zoned. Site and adjacent land have agricultural use.
- (6) Terrain: Land is flat with a 0%-4% drainage slope. Soil bearing tests have been made by S.C.S. No flood history.
- (7) Utilities:
  - Water: Site not served by municipal service. One mile to city mains. Ground water from 200' (possibly artesian).
  - Sewer: Site not served by municipal sewer service. Sewer treatment plant one mile south.
  - Natural Gas: 2" main along west property line; supplier is Montana Power Company.
  - Power: Site is served by electrical power. 4160 volt, three-phase along east property line; 50 kv three-phase along south property line.
- (8) Access:
  - Highway: Primary highway U.S. 191--asphalt surface--along east side of property.
  - Rail: Site is served by the Milwaukee Road which runs along east side of property.
  - Air: 2½ miles to Lewistown Airport with Frontier Airlines commercial services available.
- (9) Improvements on site: None at present.
- (10) Unique or additional features of site: None.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71

LEWISTOWN  
SITE 3



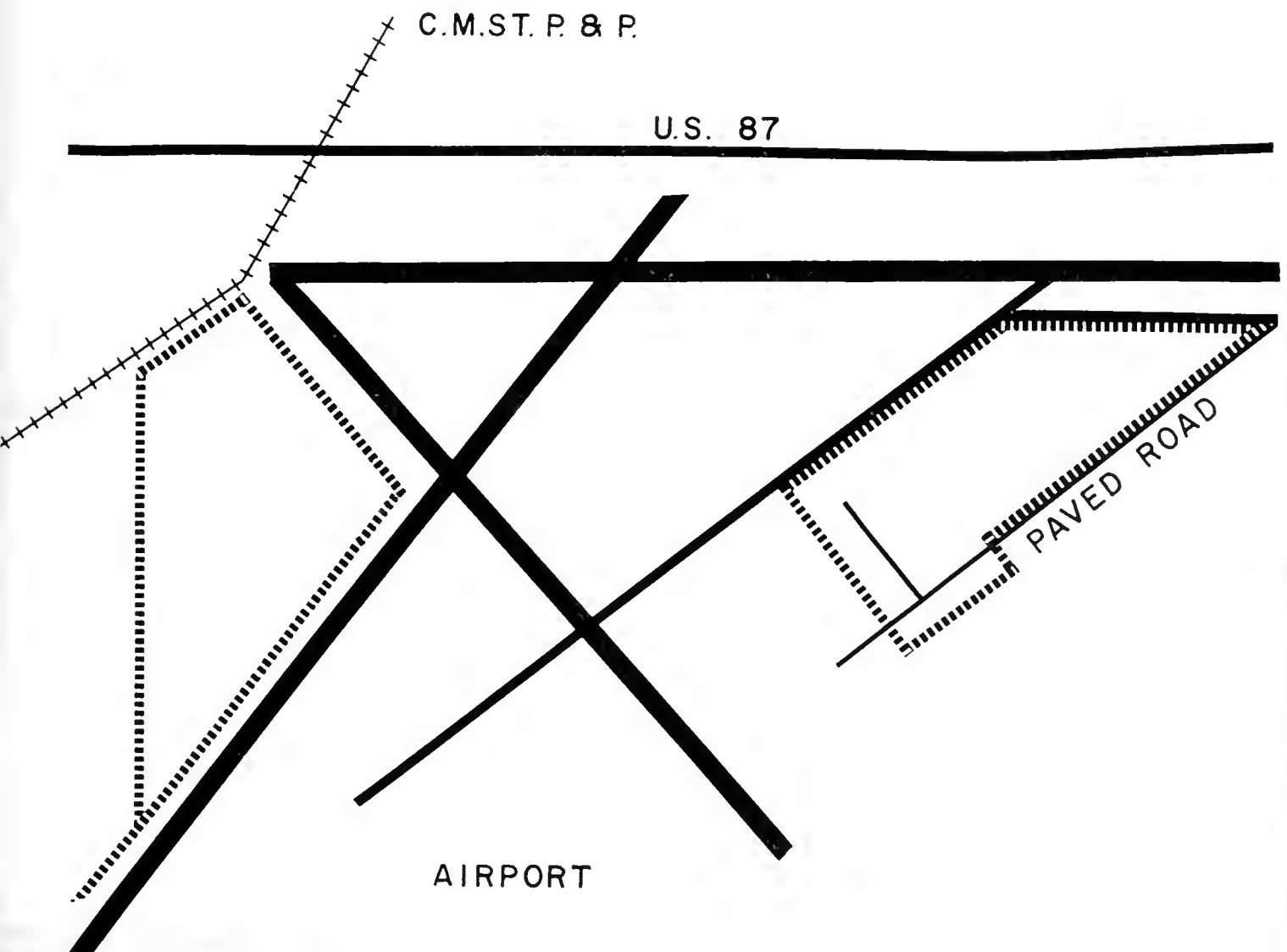
SITE #3: BY-PASS SITE

- (1) Size: 20+ acres. Site is basically rectangular with the dimensions of 2000' x 500'.
- (2) Location: Site is located ½ mile north of the business district inside the city limits. Located in S9, T15N, R18E. PMM.
- (3) Ownership: M.A. Peterson & Burlington Northern, Inc., Lewistown.  
Contact: Jim Gordon, Regional Manager, Industrial Development, Burlington Northern, Inc., Security Bank Building, Billings, Montana.
- (4) Availability: Negotiate property availability through respective owners. M. A. Peterson will either sell or lease.
- (5) Property Usage: Site has proposed zoning for light manufacturing and adjacent land has proposed zoning for agricultural-commercial use. Presently land is used for agricultural use and adjoining land has agricultural-commercial use.
- (6) Terrain: Site is relatively flat with a 0%-4% grade. Drainage is fair. Soil bearing tests have been conducted by S.C.S. No flood history.
- (7) Utilities:
  - Water: Site does not have municipal service. Nearest service is 1000' south.
  - Sewer: Site not served by municipal service. Sewer treatment plant on east property line.
  - Natural gas: Montana Power Company has a 2" main along the east edge of property.
  - Power: Site has a three-phase 2.4 kv line along west property line. Montana Power service.
- (8) Access:
  - Highway: Private gravel road in area of site. Primary highway system 1000' south.
  - Rail: Burlington Northern along west property line. Burlington Northern wye in site area.
  - Air: Two miles to Lewistown Airport. Frontier Airlines commercial service available.
- (9) Improvement on site: None at present.
- (10) Unique or additional features of site: None.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71





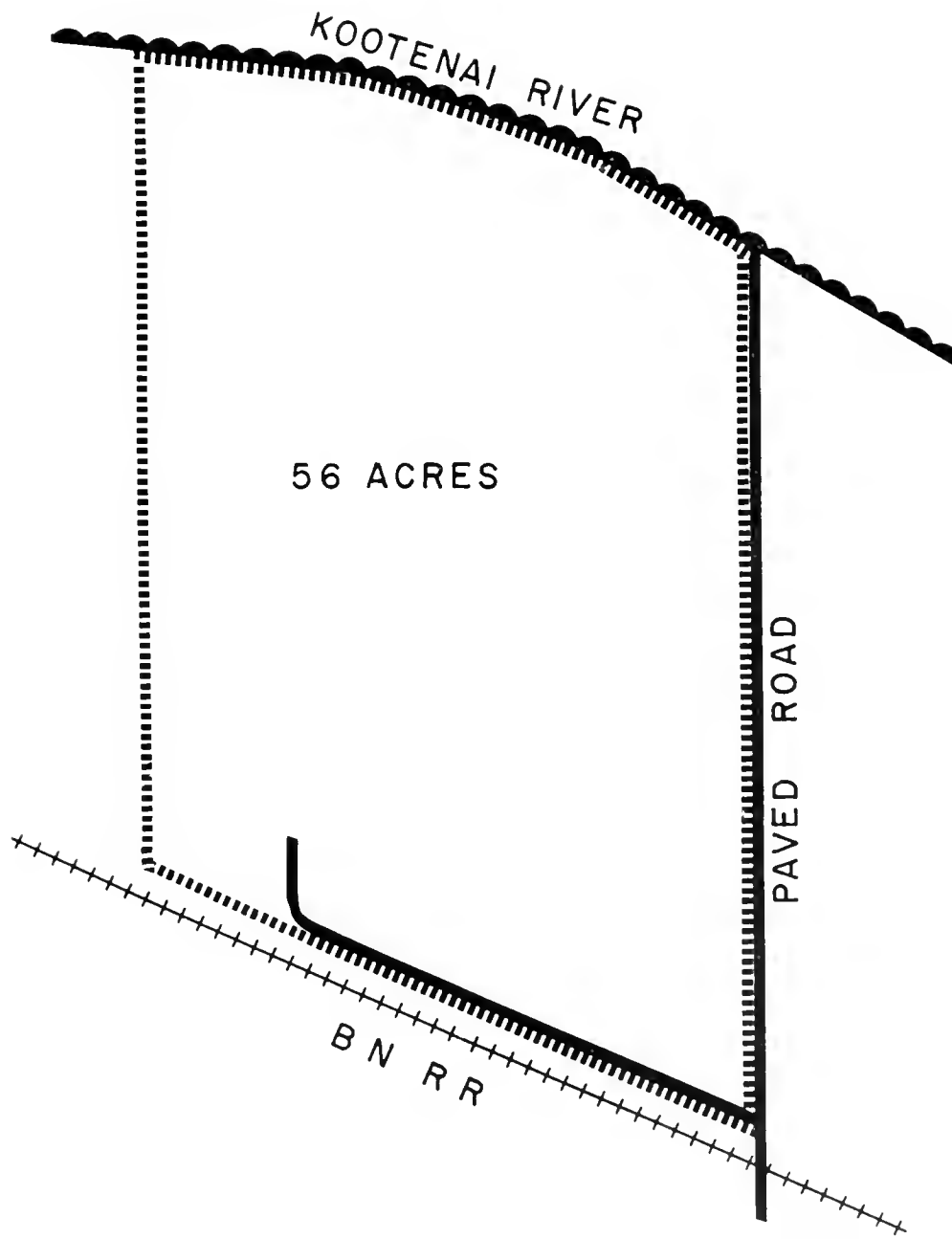
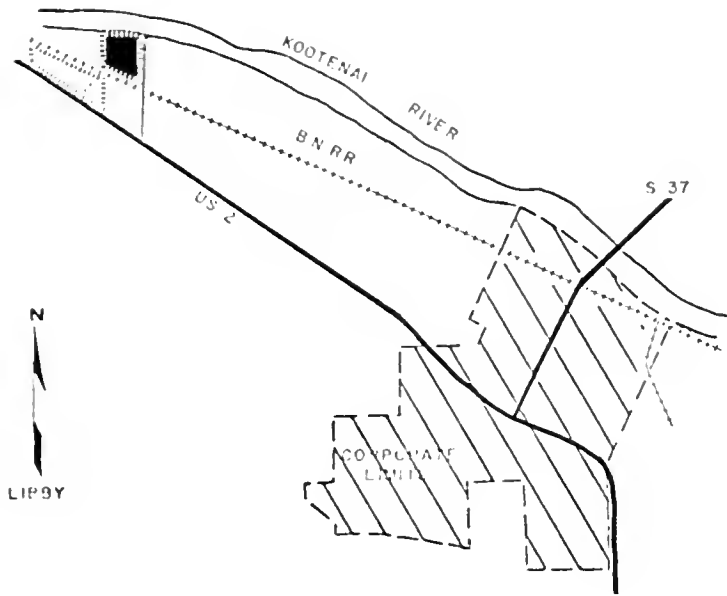
SITE #4: LEWISTOWN AIRPORT SITE

- (1) Size: 90 acres. Site is basically square in shape.
- (2) Location: Site is located one mile northeast of Lewistown outside the corporate limits.
- (3) Ownership: Public ownership.  
Contact: Fergus County Commissioners, Fergus County Courthouse, Lewistown, Montana.
- (4) Availability: Property is available through lease only.
- (5) Property Usage: Property has proposed zoning for light industrial use. Adjacent property is not zoned. Site and adjacent land both have agricultural use.
- (6) Terrain: Site is flat land with a 0%-4% slope affording good drainage. Soil bearing ability unknown. No flood history.
- (7) Utilities:
  - Water: Site has municipal water service. An 8" main serves site.
  - Sewer: Site has sewer service. Municipal service is one mile west of site.
  - Natural gas: Site has natural gas service with service provided by the Montana Power Company. 2" main is on property.
  - Power: Site has a three-phase 2.4 kv line on site. Service provided by the Montana Power Company.
- (8) Access:
  - Highway: Primary highway U.S. 87-asphalt surface--adjoins part of the property on the north.
  - Rail: Site has rail service. Milwaukee Road adjoins site on the north.
  - Air: Lewistown Airport is on site with Frontier Airlines commercial service available.
- (9) Improvements on Site: None at present.
- (10) Unique or additional features of site: None.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71

LIBBY  
SITE I



SITE #1: LIBBY

- (1) Size: 56 acres. Site is trapezoidal in shape.

Dimensions: North - 1550' - Kootenai River  
South - 1500' - Burlington Northern Railroad  
East - 1900' - Gravel County Road  
West - 1800' - Farmland

- (2) Location: Site is located approximately three miles west of the central business district outside the corporate limits.

- (3) Ownership: James O'Rourke, Libby, Montana.  
Contact: James O'Rourke.

- (4) Availability: Sale or lease of property is negotiable.

- (5) Property Usage: Site is not zoned nor is adjacent property zoned. Land in site is presently farm land. Adjacent land on the north, east and west is farm land and land on the south is railroad and commercial use.

- (6) Terrain: Land is generally level to undulating. Drainage is good. Soil bearing ability unknown. No flood history.

- (7) Utilities:

Water: Ground water supply is available 250' south of southeast corner of site. Kootenai River adjacent to site on north.

Sewer: Site not served by municipal service. Primary treatment system two miles distant. Capacity to serve 6,000 people.

Natural Gas: Not available in Libby area.

Power: Pacific Power & Light will provide adequate service for any load on site.

- (8) Access:

Highway: East boundry of site is a graveled country road. 1300' to Primary Highway U.S. 2. Interstate 90 is 140 miles south.

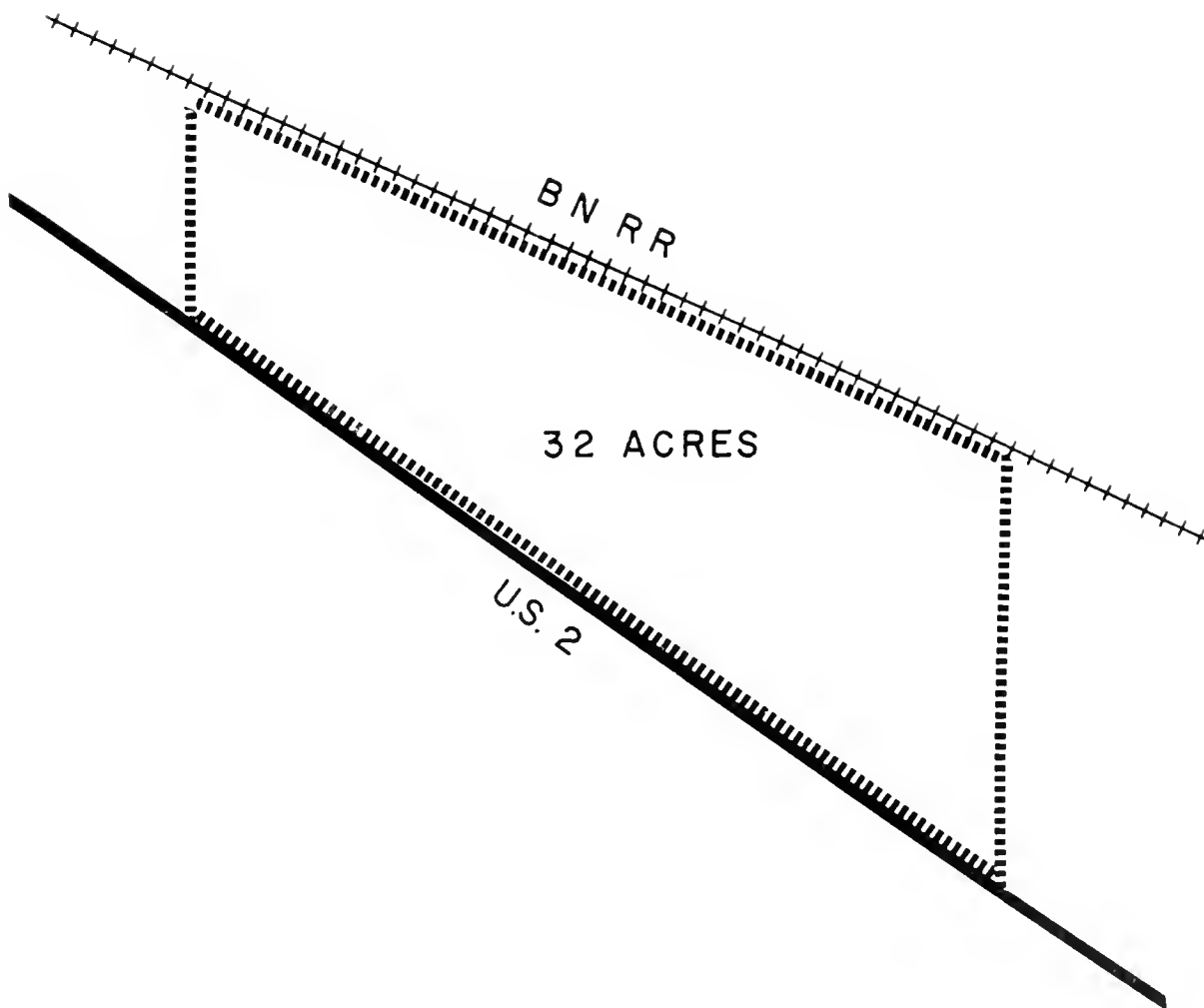
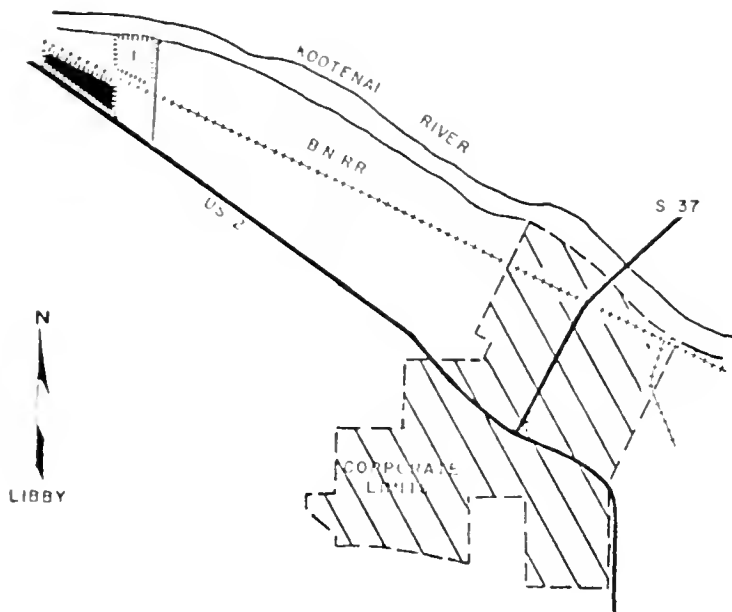
Rail: Burlington Northern on south boundry of site.

Air: Ten miles to local airstrip. No commercial services available. 89 miles to nearest commercial airport.

- (9) Improvements on Site: None at present.

- (10) Unique or additional features of site: Farmstead is located in southwest corner of site.

LIBBY  
SITE 2



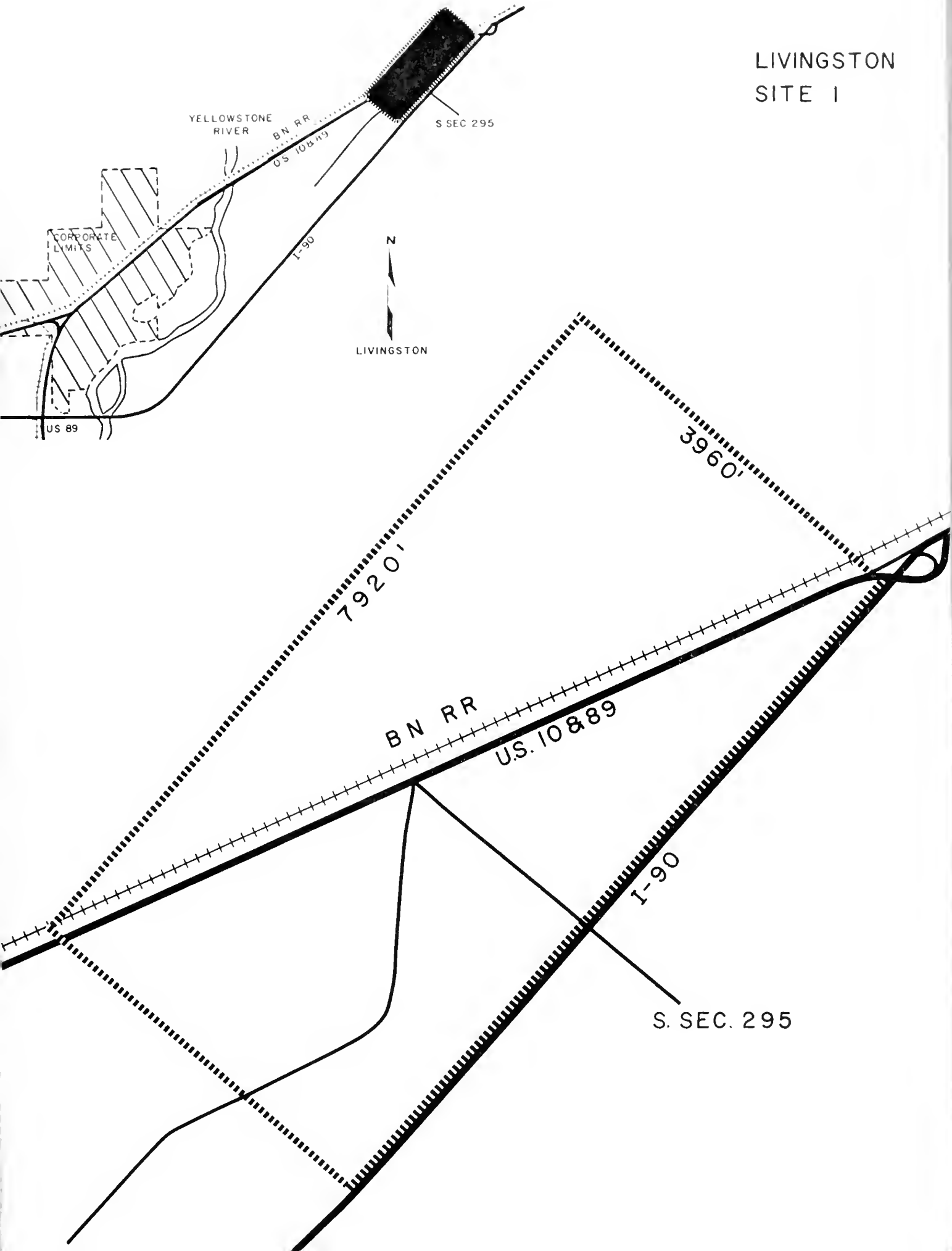
SITE #2: LIBBY

- (1) Size: 22.5 acres. Site is trapezoidal in shape.  
Dimensions: North - 1650' - Burlington Northern, Inc. Railroad  
South - 2250' - U.S. Highway #2  
East - 650' - Vacant & Residential  
West - 325' - Vacant
- (2) Location: Site is approximately 2½ miles west of the business district outside the corporate limits.
- (3) Ownership: Several private owners from Libby.  
Contact: Department of Planning & Economic Development,  
Helena, Montana
- (4) Availability: Sale and lease terms are negotiable.
- (5) Property Usage: Site is not zoned nor is adjacent property zoned. Land in site is presently vacant. Adjacent land has commercial use on the south and east, railroad and farm use on the north.
- (6) Terrain: Site is level with good drainage. Soil bearing ability unknown. No flood history.
- (7) Utilities:  
Water: Site is served by municipal water supply. 10" main at southeast corner of site. Ground water available in area.  
Sewer: Site does not have municipal sewer system. A primary treatment plant capable of handling a use population of 6,000 people is 1½ miles from site.  
Natural Gas: Natural gas service is not available in area.  
Power: Pacific Power and Light has lines on south boundry of site and can serve additional power to suit needs of industry.
- (8) Access:  
Highway: Primary Highway U.S. #2--concrete surface--four lane-- is south boundry of site and Interstate System (I-90) 140 miles south.  
Rail: Burlington Northern line forms north boundry of site.  
Air: Airstrip ten miles from site. No commercial services available. Nearest commercial carrier is 89 miles south.
- (9) Improvements on Site: None at present.
- (10) Unique or additional features of site: A small portion of site is under lease to a machinery concern.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71.

LIVINGSTON  
SITE 1



SITE #1: LIVINGSTON INDUSTRIAL PARK

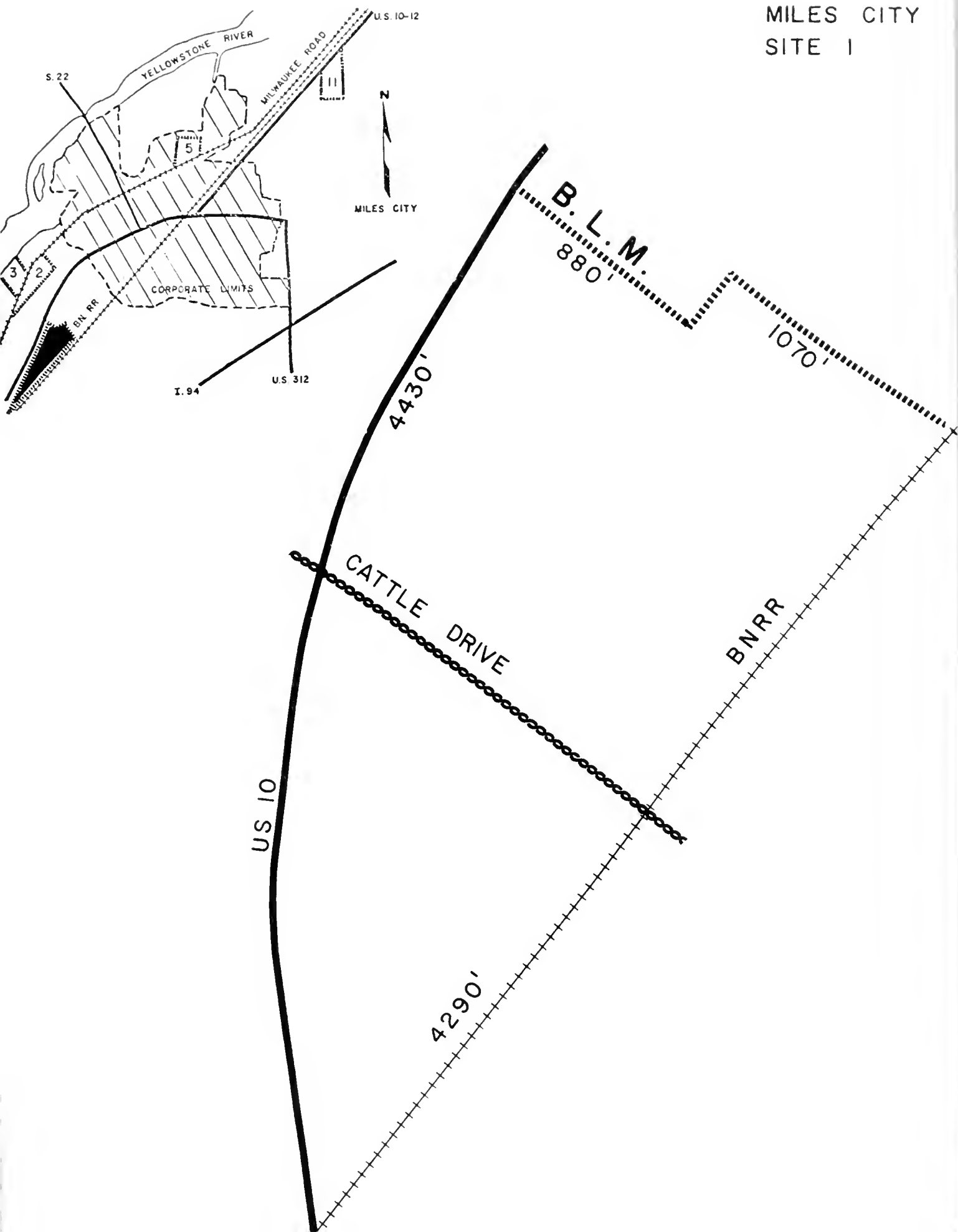
- (1) Size: 500 acres. Site is rectangular in shape.
- Dimensions: North: 7920' - Vacant  
South: 7920' - Interstate 90  
East : 4060' - Vacant  
West : 4060' - Vacant
- (2) Location: Site is located approximately two miles from the central business district outside the corporate limits. Located in S26, T2S, R9E, PM.
- (3) Ownership: Private owners: G. Meyers, H. Rustad, W. Waggoner. Livingston.  
Contact: Any above owners.
- (4) Availability: Sites are available both by sale or lease.
- (5) Property Usage: Site is zoned industrial and adjacent land is zoned industrial. Land in site is presently used part for industrial and part for farm use. Adjacent land is used for highways and farms.
- (6) Terrain: Land in site is characterized by gentle slopes with good drainage through a gravel and rock base. Soil bearing ability is good. No flood history.
- (7) Utilities:
- Water: Municipal service is not available on site. Nearest municipal service is 1½ miles. Present occupants of site use well water.
- Sewer: Site not served by municipal service: service is 1½ miles from site.
- Natural Gas: Site has gas service: 4" mains into Livingston adjoin park.
- Power: Site is served by the Montana Power Company. A three-phase line and two substations are on site.
- (8) Access:
- Highway: Primary highway U.S. 10--asphalt--adjoins site Interstate 90--concrete surface--also adjoins site.
- Rail: Site is served by rail. Burlington Northern mainline goes through site.
- Air: Four miles to airport from site. Commercial service not available.
- (9) Improvements on site: None at present.
- (10) Unique or additional features of site: Site is partially occupied by a Big Sky Mobil Homes plant.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Development  
Capitol Station, Helena, MT 59601



MILES CITY  
SITE 1



## SITE 1

1. Size: 91 acres. Site is triangular in shape with small rectangular area out of northeast boundary.

### Dimensions:

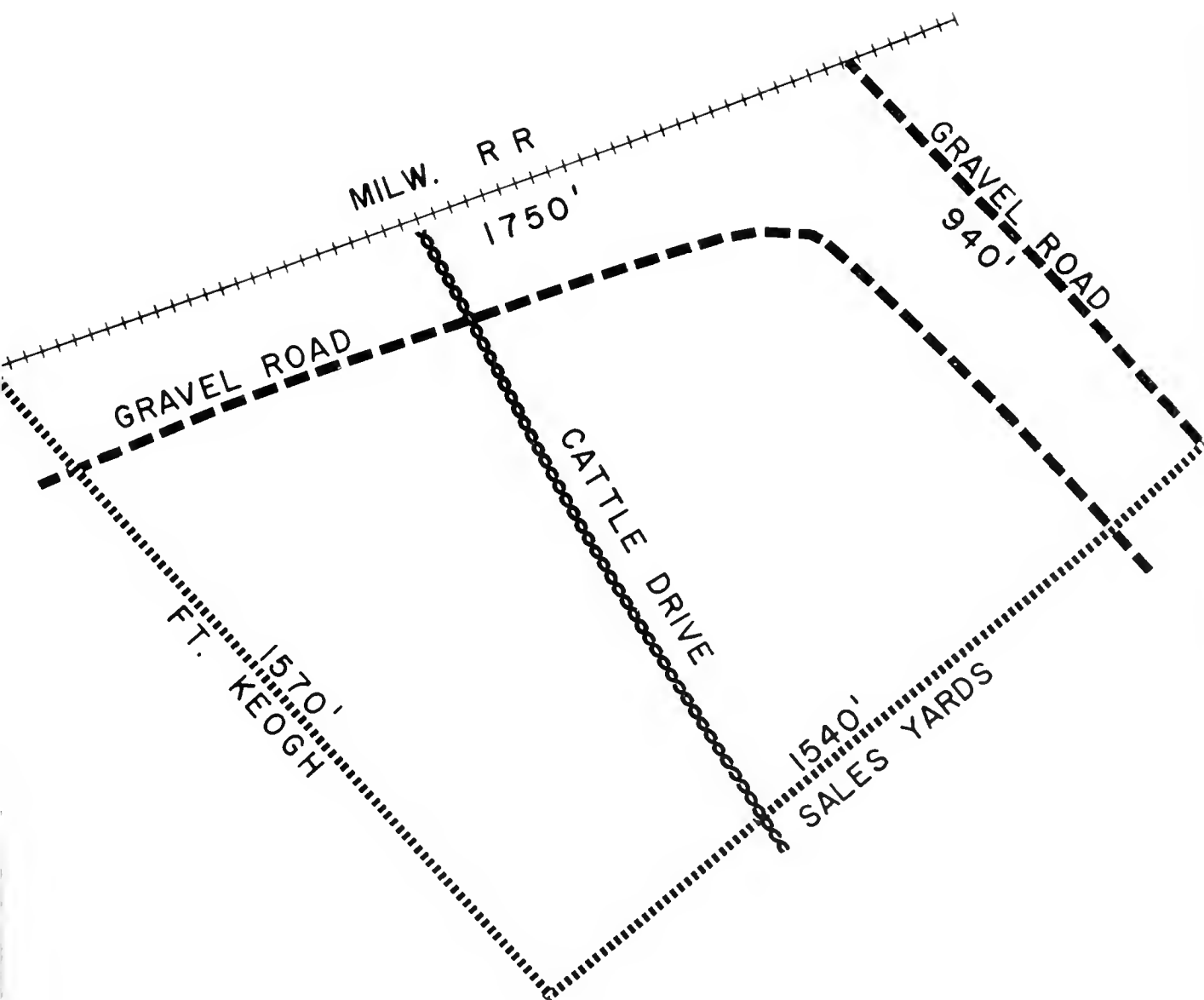
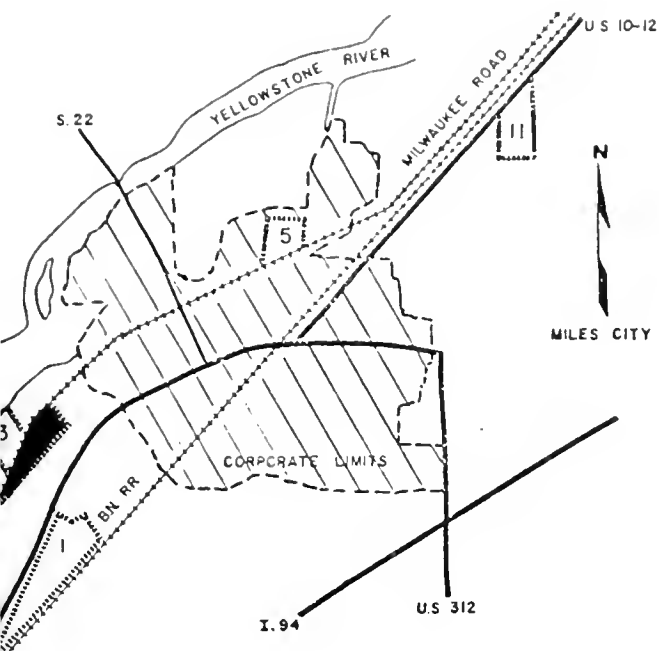
Southeast - 4290 feet - Burlington Northern Railroad main line  
West - 4430 feet - U.S. Highway 10, 12, 312  
Northeast - 1950 feet - Veterinary Clinic, Bureau of Land Management Office and gravel road

2. Location: Site is located approximately one mile southwest of central business district - outside corporate limits.
3. Ownership: U.S. Government - Ft. Keogh
4. Availability - Negotiate with owner
5. Property Usage: Grazing. Property is crossed with cattle drive alley from Burlington Northern stockyards to livestock salesyard dividing into approximately two equal parcels. Burlington Northern stockyards are on southeast side of site.
6. Terrain: Site is generally level and appears to be well drained. Old Yellowstone River bed cuts into west side of site. Soil bearing characteristics - unknown. No flood history on property.
7. Utilities:
  - Water: 8" municipal water main serves BLM property at northeast boundary of site. Underground water available on site.
  - Sewer: No municipal sewer available at site.
  - Natural gas: 2" line available along entire west boundary.  
4" high pressure main along southeast boundary.
  - Power: 12.4 kv line on southeast boundary of site.  
57 kv line 100 feet southeast of site.
8. Access:
  - Highway: Hardsurface U.S. Highway 10, 12, 312 forms west boundary. Interstate 94 approximately  $\frac{1}{2}$  mile southwest of site has good highway identification value.
  - Rail: Burlington Northern Railroad along southeast boundary of site.
9. Improvements on site: Above utilities
10. Unique or additional features of site: None at present.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71.

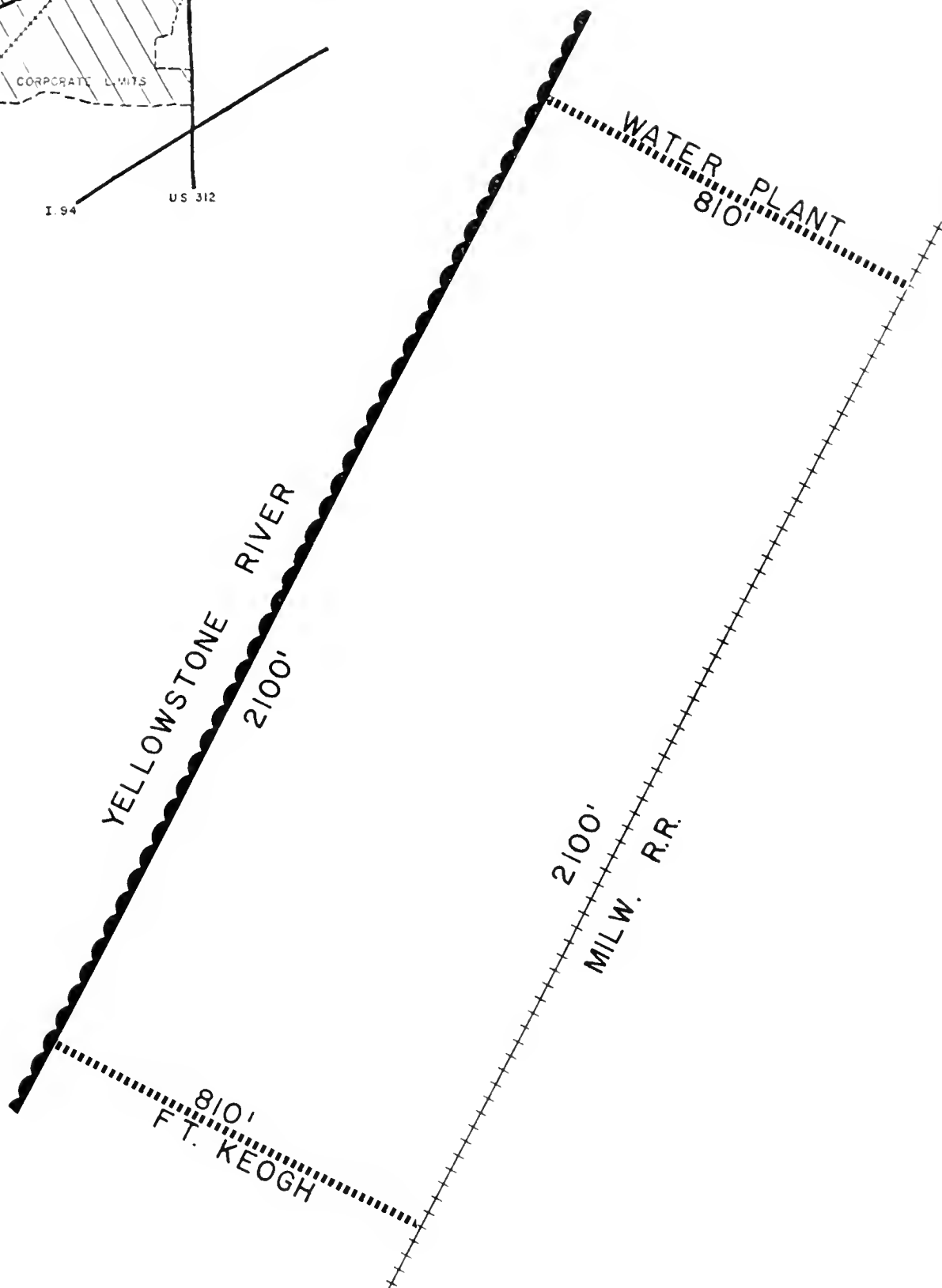
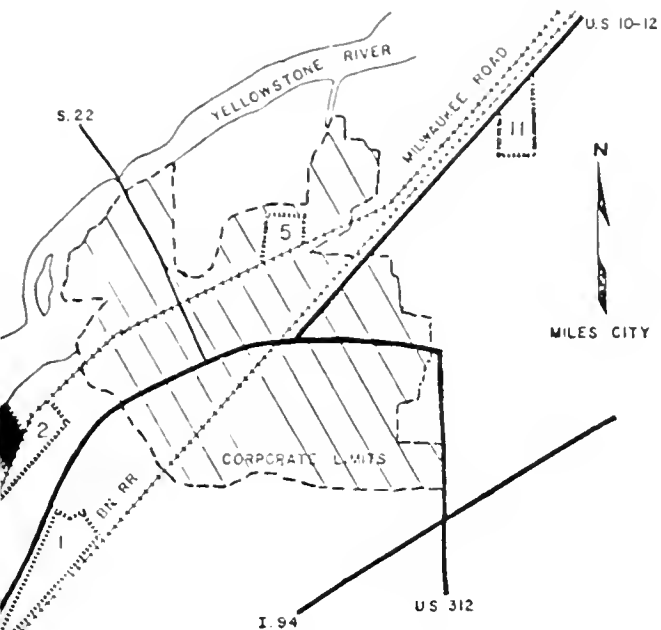
MILES CITY  
SITE 2



## SITE 2

1. Size: 45 acres. Site is in shape of trapezoid.  
Dimensions:  
Northeast: 940 feet - gravel service road and vacant land  
Southeast: 1540 feet - livestock sales yard  
Northwest: 1750 feet - Milwaukee Railroad and railroad stockyards  
Southwest: 1570 feet - U.S. Government - Ft. Keogh
2. Location: Site is located approximately one mile southwest of central business district outside corporate limit.
3. Ownership: Milwaukee Railroad and private
4. Availability - Negotiate with owner
5. Property Usage: Part of property is currently used as live-stock holding yards by livestock sales yard. Property is crossed by cattle drive alley from Milwaukee Railroad stockyards to live-stock sales yard. Gravel service road crosses property separating 270 foot strip along northeast boundary of site. This portion is not currently used.
6. Terrain: Site is level with some low areas that are not well drained.  
Soil bearing ability - unknown  
No flood history on site
7. Utilities:  
Water: 20" city main approximately 2000 feet northeast of site. Underground water available on site.  
Sewer: No municipal sewer available at site.  
Natural gas: 2" main approximately 800 feet southeast of site.  
Power: 12.4 kv line on northwest boundary of site.
8. Access:  
Highway: Gravel road to U.S. 12, 10, 312, 800 feet southeast of site.  
Interstate 94 via U.S. 12, 10, 312 1½ mile southwest of site.
9. Improvements on Site: Above utilities
10. Unique or additional features of site: None at present

MILES CITY  
SITE 3



### SITE 3

1. Size: 39 acres. Site is generally rectangular in shape with irregular northwest boundary.

#### Dimensions:

Northwest: 2100 feet - Yellowstone River  
Southwest: 810 feet - U.S. Government Ft. Keogh  
Southeast: 2100 feet - Milwaukee Railroad  
Northeast: 810 feet - Miles City water pumping plant

2. Location: Site is located approximately one mile west of central business district outside corporate limits.
3. Ownership: U.S. Government - Ft. Keogh
4. Availability: Negotiate with owner.
5. Property Usage: Property is currently used as pasture land for livestock.
6. Terrain: Site is generally level with some undulations formed by old Yellowstone River channels. Drainage appears good. Soil bearing ability - unknown.  
Flood record - Yellowstone River forms northwest boundary of site; however, bank is high and property has not flooded since records began in 1910.
7. Utilities:

Water: Municipal pumping station and 20" main 550 feet north-east of site.  
Yellowstone River water available at site.  
Underground water at site.

Sewer: No municipal sewer at site.

Natural gas: 2" main approximately 550 feet from northeast boundary of site.

Power: 12.4 kv line 400 feet south of site.

#### 8. Access:

Highway: Handsurfaced service road from U.S. 10, 12, 312 serves municipal water pumping plant at northeast boundary of site via dirt road 550 feet away.  
Interstate 94 approximately 2 miles from site.

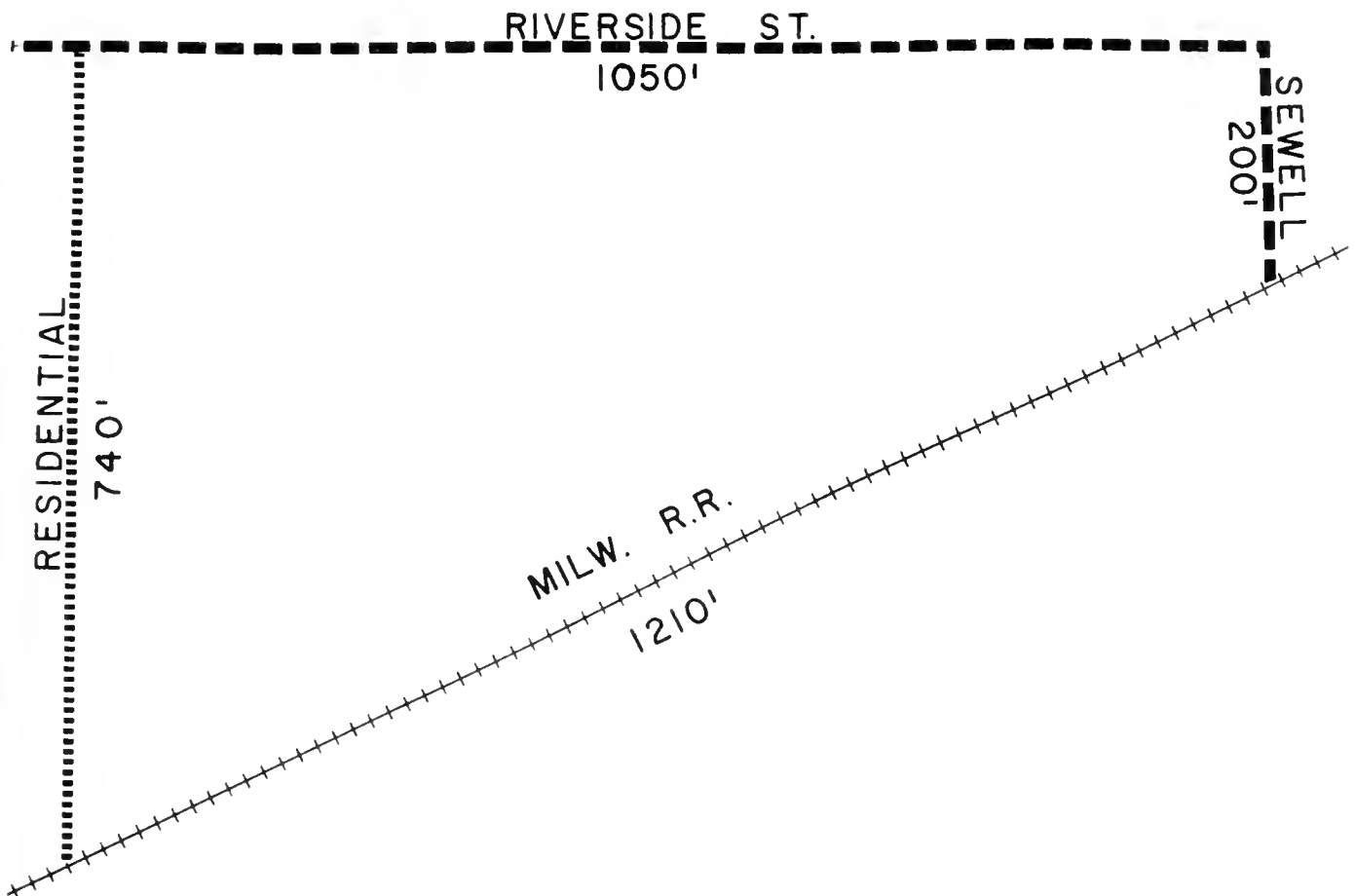
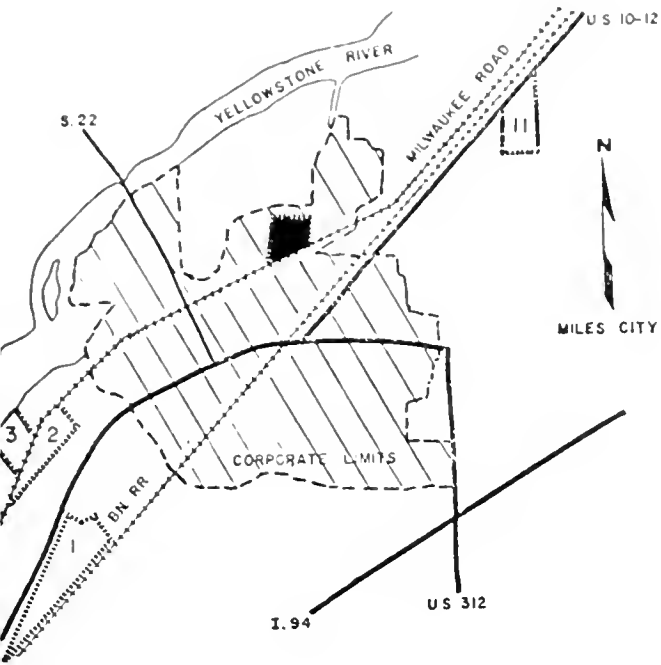
Rail: Milwaukee Railroad along southeast boundary of site.

9. Improvements on Site: Above utilities
10. Unique or additional features of site: None at present.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71.

MILES CITY  
SITE 5

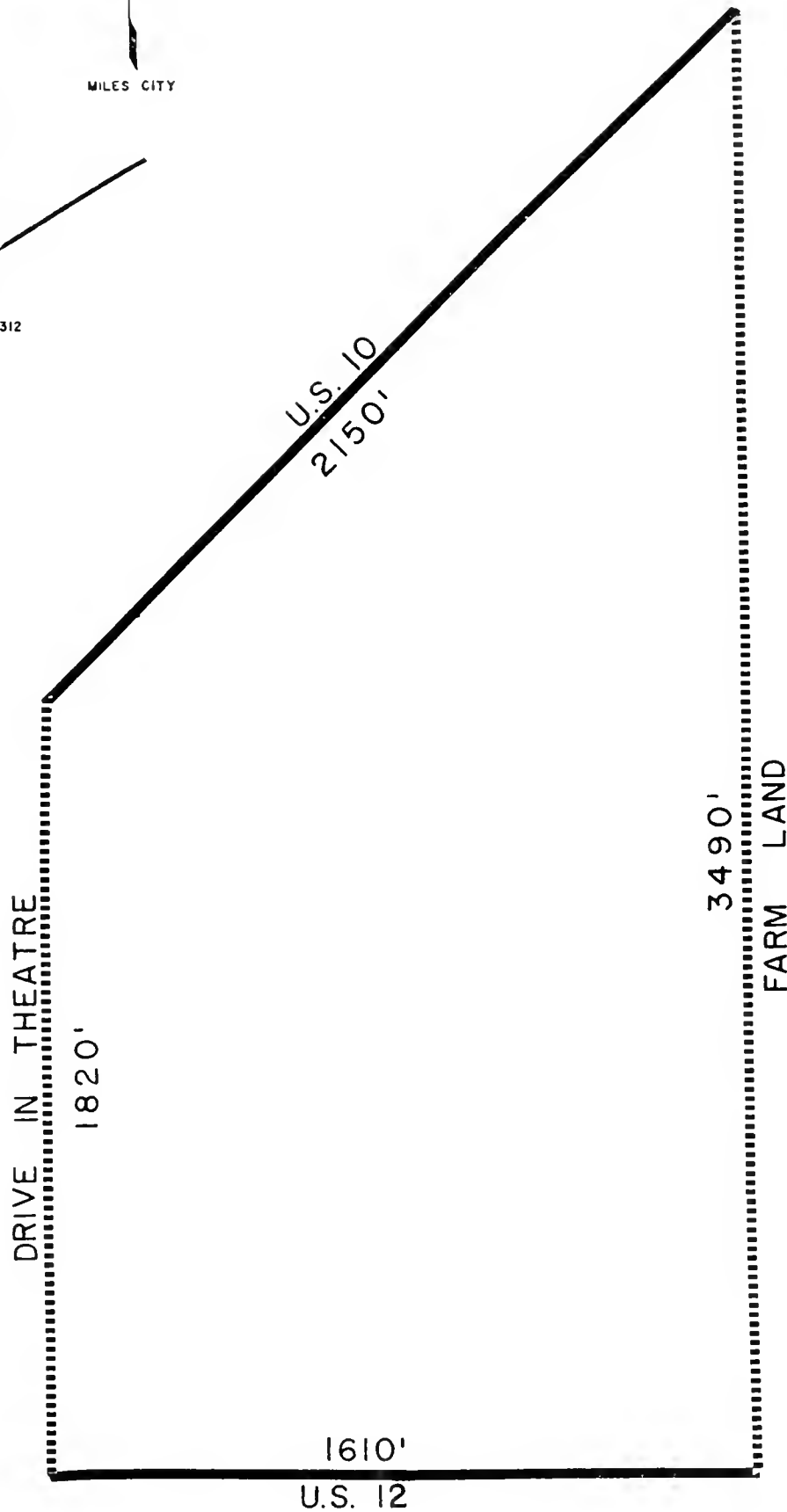
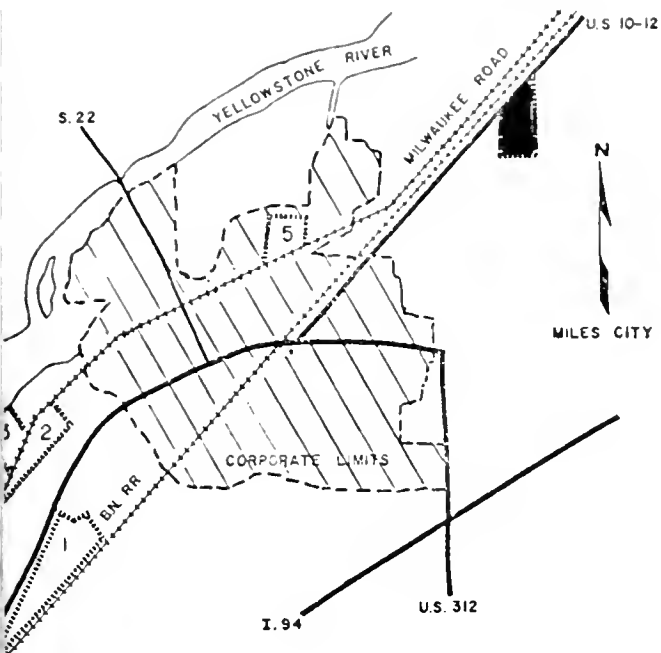


SITE 5

1. Size: 11 acres. Site is triangular in shape.  
Dimensions:  
North: 1050 feet - Riverside and residential  
East: 200 feet - Strevell Avenue  
South: 1210 feet - Milwaukee Railroad  
West: 740 feet - Residential area
2. Location: Site is located approximately  $\frac{1}{2}$  mile northeast of central business district within corporate limits.
3. Ownership: Miles City and Milwaukee Railroad.
4. Availability: Negotiate with owner.
5. Property Usage: Part of site is currently used by Miles City Street Department and balance is vacant.
6. Terrain: Site is level with some low areas where drainage is somewhat limited.  
Soil bearing ability - unknown.  
Little danger of flood.
7. Utilities:  
Water: Municipal water available at site.  
Underground water available at site.  
Sewer: 20" sewer main approximately 300 feet west of site.  
Power: 12.4 kv line on east side of boundary of site.  
Natural gas: 4" main on 300 feet west of site.
8. Access:  
Highway: Hardsurfaced Montana Avenue one block west of site provides access to principal highway system in city.  
Rail: Milwaukee Railroad on south border of site.
9. Improvements on Site: Above utilities.
10. Unique or additional features of site: None at present.



MILES CITY  
SITE II



SITE 11

1. Size: 98 acres. Site is in shape of a trapezoid.

Dimensions:

Northwest: 2150 feet - U.S. Highway 10  
West: 1820 feet - Drive Inn Theatre  
South: 1610 feet - U.S. Highway 12  
East: 3490 feet - Farmland

2. Location: Site is approximately 1½ miles northeast of central business district outside corporate limits.
3. Ownership: Private
4. Availability: Negotiate with owner
5. Property Usage: Site is currently used as farmland.
6. Terrain: Site is level causing some accumulation of water.  
No threat from flooding.  
Soil bearing ability: unknown.
7. Utilities:

Water: No municipal water available at site. Underground water is available.

Sewer: No municipal sewer is available at site; however, city sewer lagoons are 600 feet west of site, but would require extension of mains under U.S. Highway 10 and Milwaukee and Burlington Northern rail tracks.

Natural gas: 8" high pressure main available along northwest boundary of site.

2" main on south boundary.

Power: 12.4 kv and 57 kv line on south boundary.

8. Access:

Highway: U.S. Highway 12 forms south boundary of site. U.S. Highway 10 forms northwest boundary of site. Interstate 94 interchange one mile east of site.

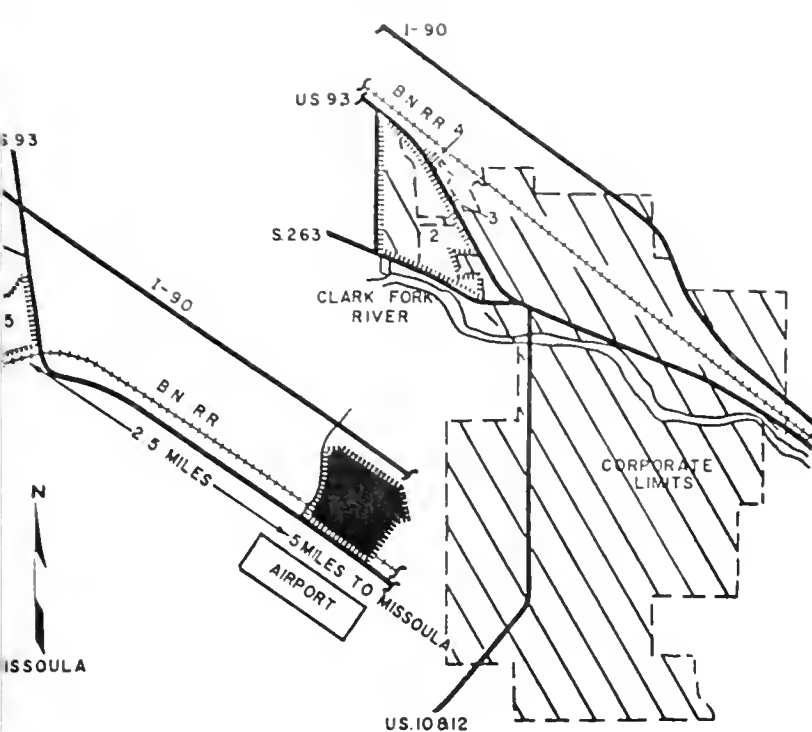
Rail: Burlington Northern Railroad approximately 400 feet from northwest boundary; however, service would require the crossing of U.S. Highway 10.

9. Improvements on Site: Above utilities.
10. Unique or additional features of site: None at present.

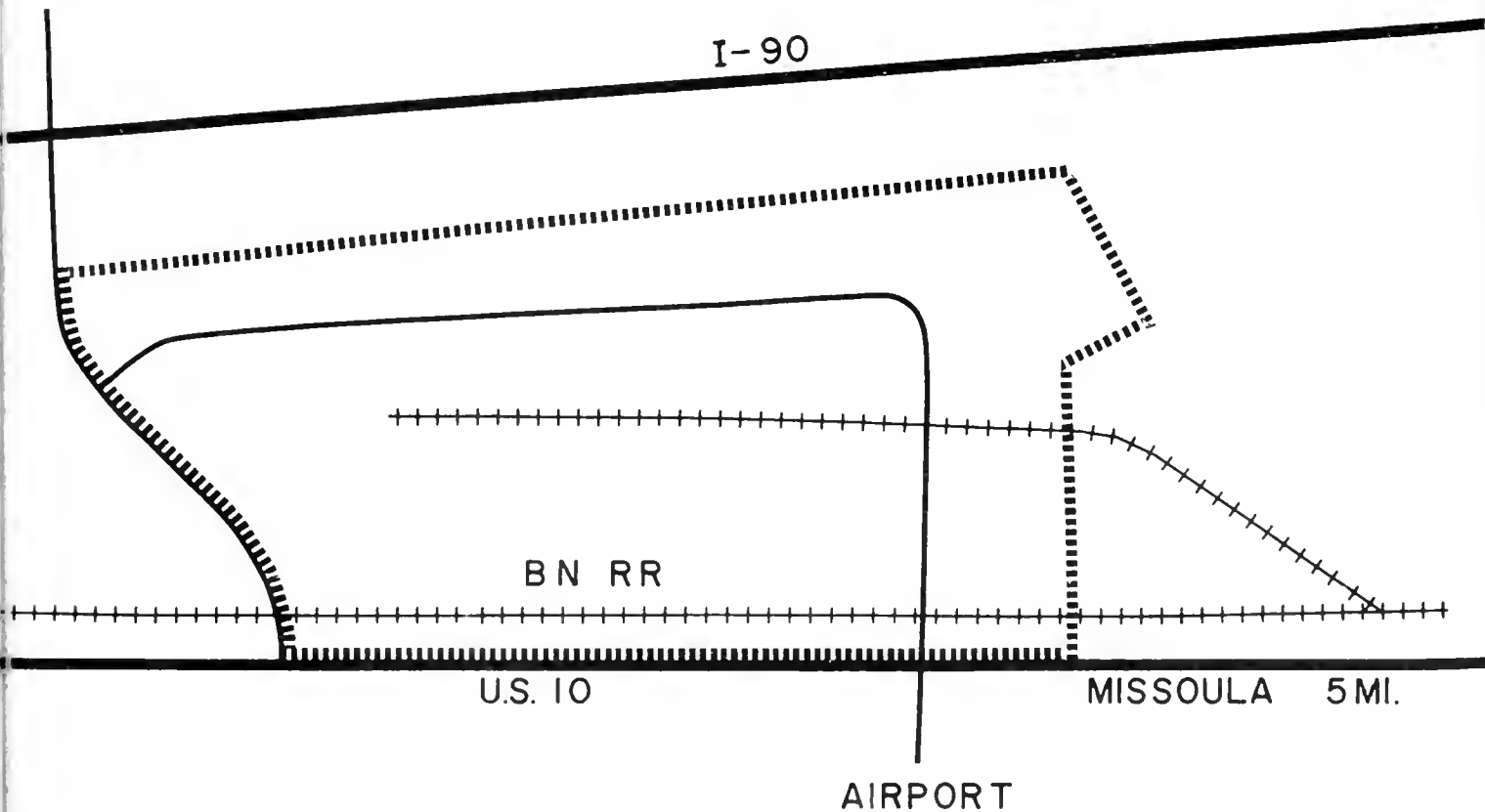
COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71.

MISSOULA  
SITE 1



BUTLER  
CREEK  
ROAD



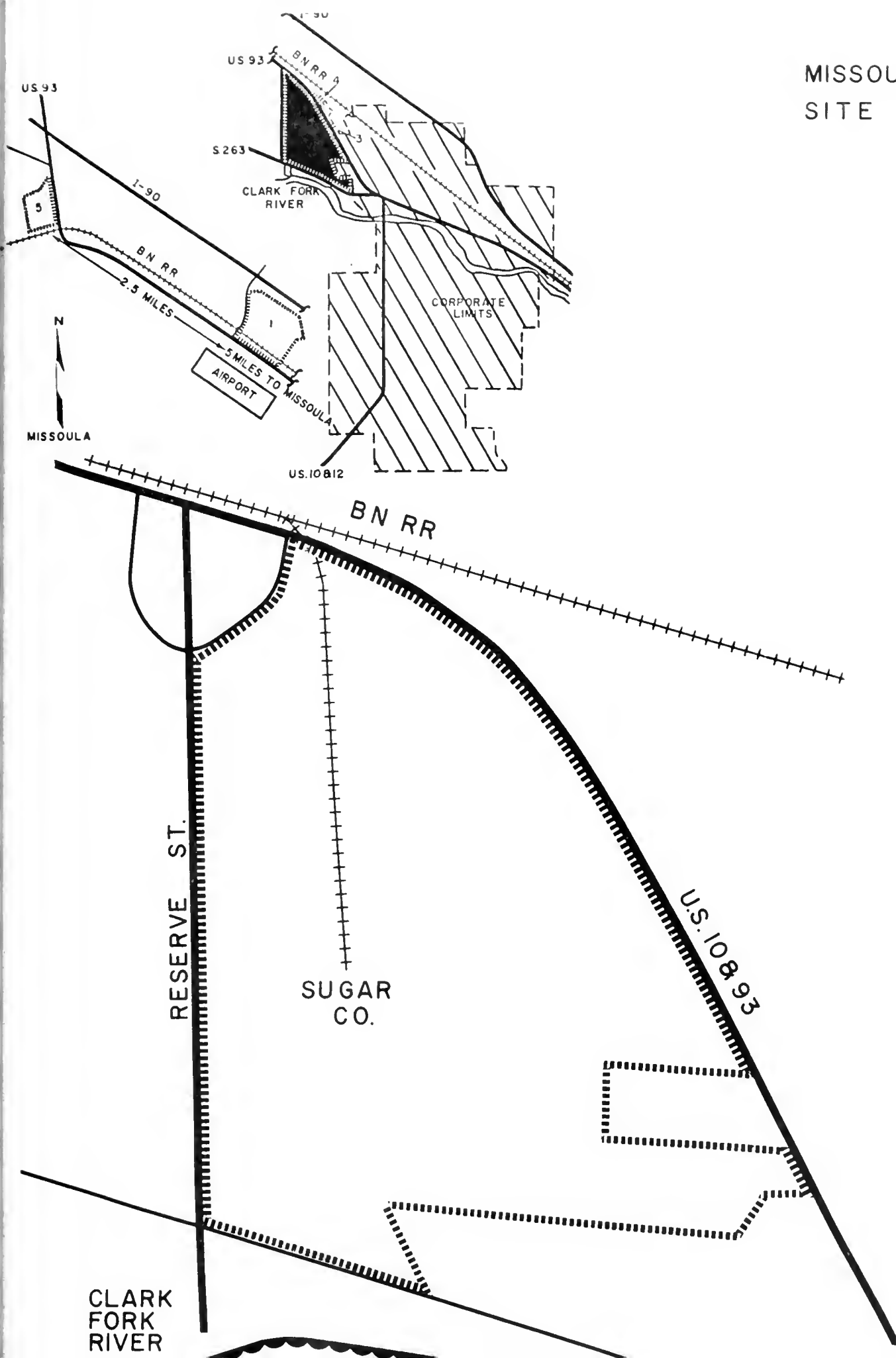
Site #1: Momont Industrial Park

- (1) Size: 200 acres of planned industrial park. Basic shape is irregular.
- (2) Location: Park is located approximately five miles west of Missoula, on U.S. Highway 10, outside corporate limits.
- (3) Ownership: Contact: J.J. Ottman, Commercial & Industrial Land Development, Western Bank Building, Missoula, Montana Phone: 542-2157
- (4) Availability: Available through lease or sale.
- (5) Property usage: Momont Industrial Park is protected by use restrictions designed to maintain the character desired by warehousing, light manufacturing and research industries.
- (6) Terrain: Prepared sites on natural hard ground.
- (7) Utilities:
  - Water: Furnished by Montana Power from a proven underground source.
  - Sewer: Furnished by the park developers. All mains installed within the streets and have been paid for by developer.
  - Power: Supplied by Montana Power Company.
  - Natural Gas: Supplied by Montana Power Company. Lead in mains are sized 4", with 2" and 4" laterals. Supply pressure is regulated at 30 lbs./sq. in.
- (8) Access:
  - Rail: Burlington Northern mainline tracks adjoin park with spur trackage being furnished directly to park. Milwaukee Road serves Missoula with freight service.
  - Air: Missoula County Airport is located directly across from Momont. Both commercial and private air service available.
  - Highway: Interstate 90 is easily accessible from the park and U.S. Highway 10 serves the park directly.
- (9) Improvements on site: All utilities and streets installed.
- (10) Unique and additional features of site:
  - A central location in a dynamic and growing population/market area.
  - Comprehensive planning and careful control in development of the park assures an outstanding industrial community both in appearance and function.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71.

MISSOULA  
SITE 2

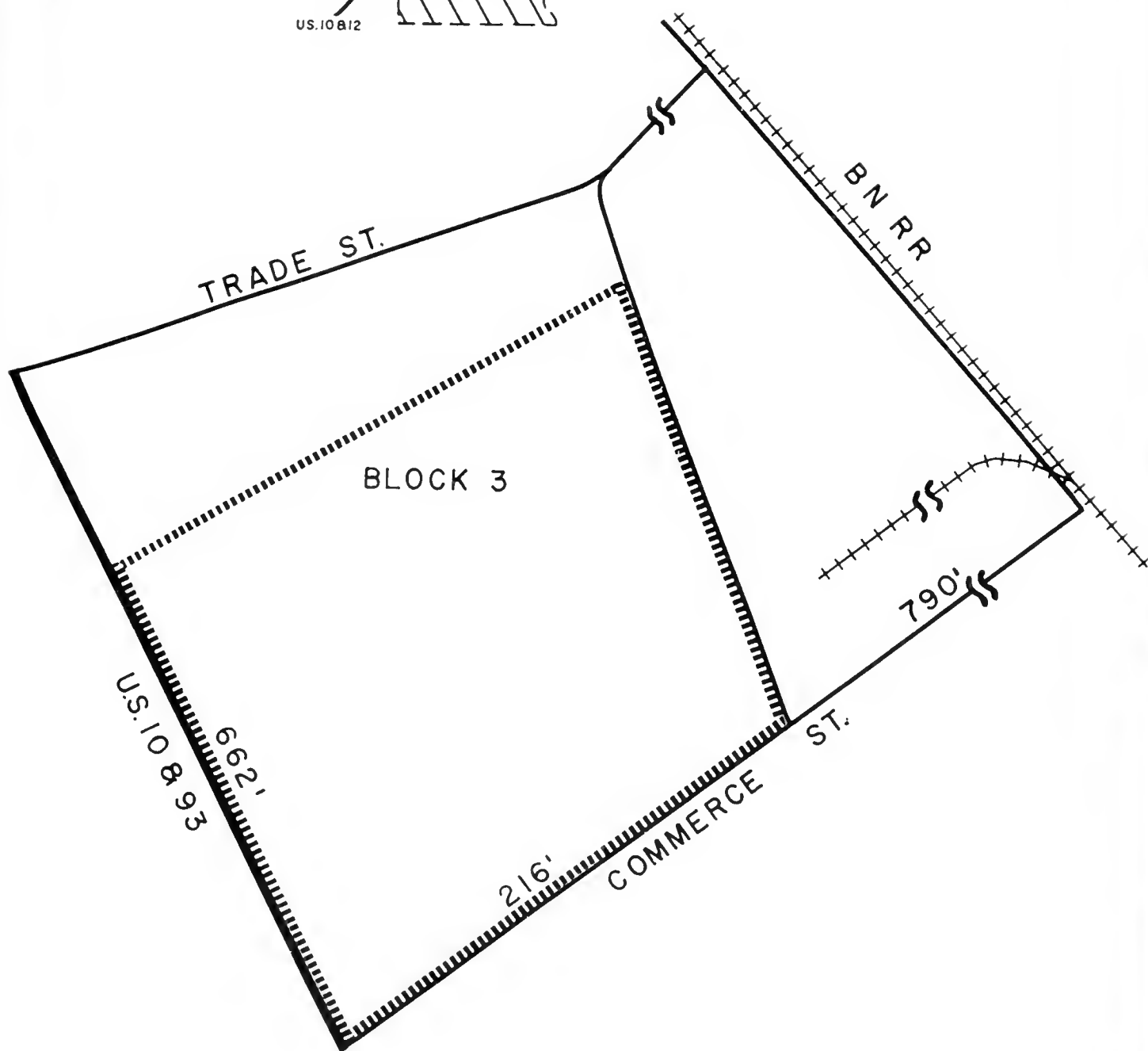
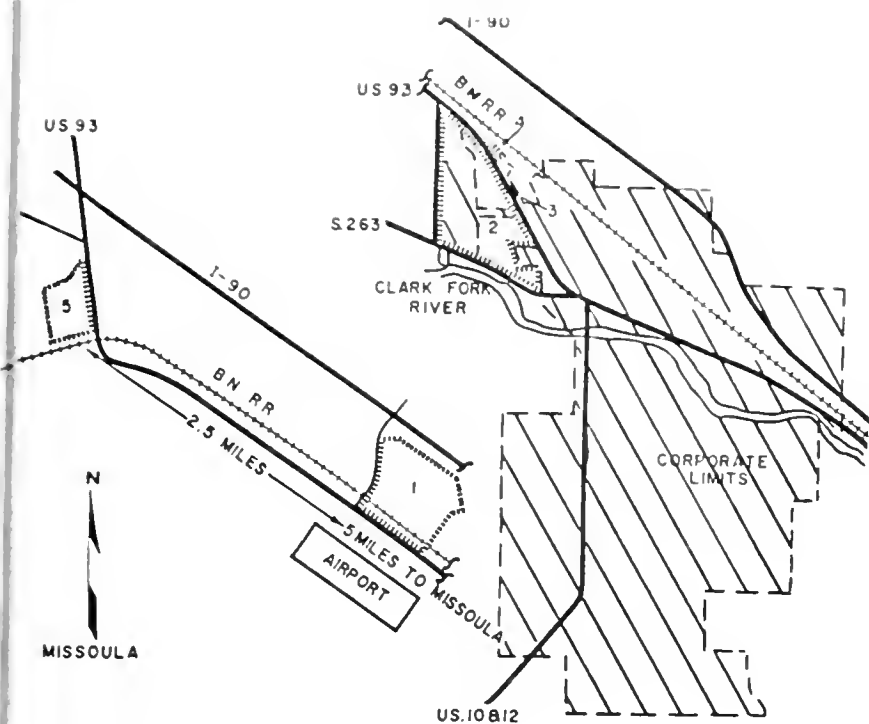


- (1) Size: 205 acres. Site is irregular in shape.
- (2) Location: Site is located inside the corporate limits. Bounded on the north and east by U.S. Highway 10 and 93; on the south by Mullan Road (State Highway 293) and on the west by Reserve Street.
- (3) Ownership: Burlington Northern, Inc.  
Contact: J.J. Gordon, Regional Manager, Industrial Development,  
Burlington Northern, Inc., Security Bank Bldg., Billings.
- (4) Availability: Contact Jim Gordon about property availability.
- (5) Property usage: Site is zoned for commercial-industrial usage. Adjacent land is mostly farm use land. Site of old American Crystal Sugar Company.
- (6) Terrain: Property is generally level and well drained. Soil has good bearing ability as evidenced by the existence of the old American Crystal Sugar Company buildings. No flood history.
- (7) Utilities:
  - Water: 8" main along U.S. 10 and 93. Property served off above line or by a private system including three wells. Proposal for extension of mains into industrial site being developed.
  - Sewer: No municipal service. Area residents use cesspools.
  - Natural Gas: 6" natural gas line along U.S. 10 and 93 with service provided by the Montana Power Company.
  - Power: Montana Power Company line along U.S. 10 and 93 adjacent to site.
- (8) Access:
  - Highway: There is excellent access to site. U.S. 10 and 93 abutts the north and east boundaries; State Highway 293 (Mullan Road) the south boundary with direct access to Interstate 90 approximately one mile north of the industrial site.
  - Rail: Trackage available on industrial site from B-N, Inc. main-line located to the north of the site across U.S. 10 and 93.
  - Air: Missoula County Municipal Airport is located 2.3 miles northwest of industrial site with direct access via U.S. 10 and 93.
- (9) Improvements on site: Old Sugar Beet Factory buildings.
- (10) Unique or additional features of site: Above mentioned.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71

MISSOULA  
SITE 3



SITE #3: REELY ADDITION

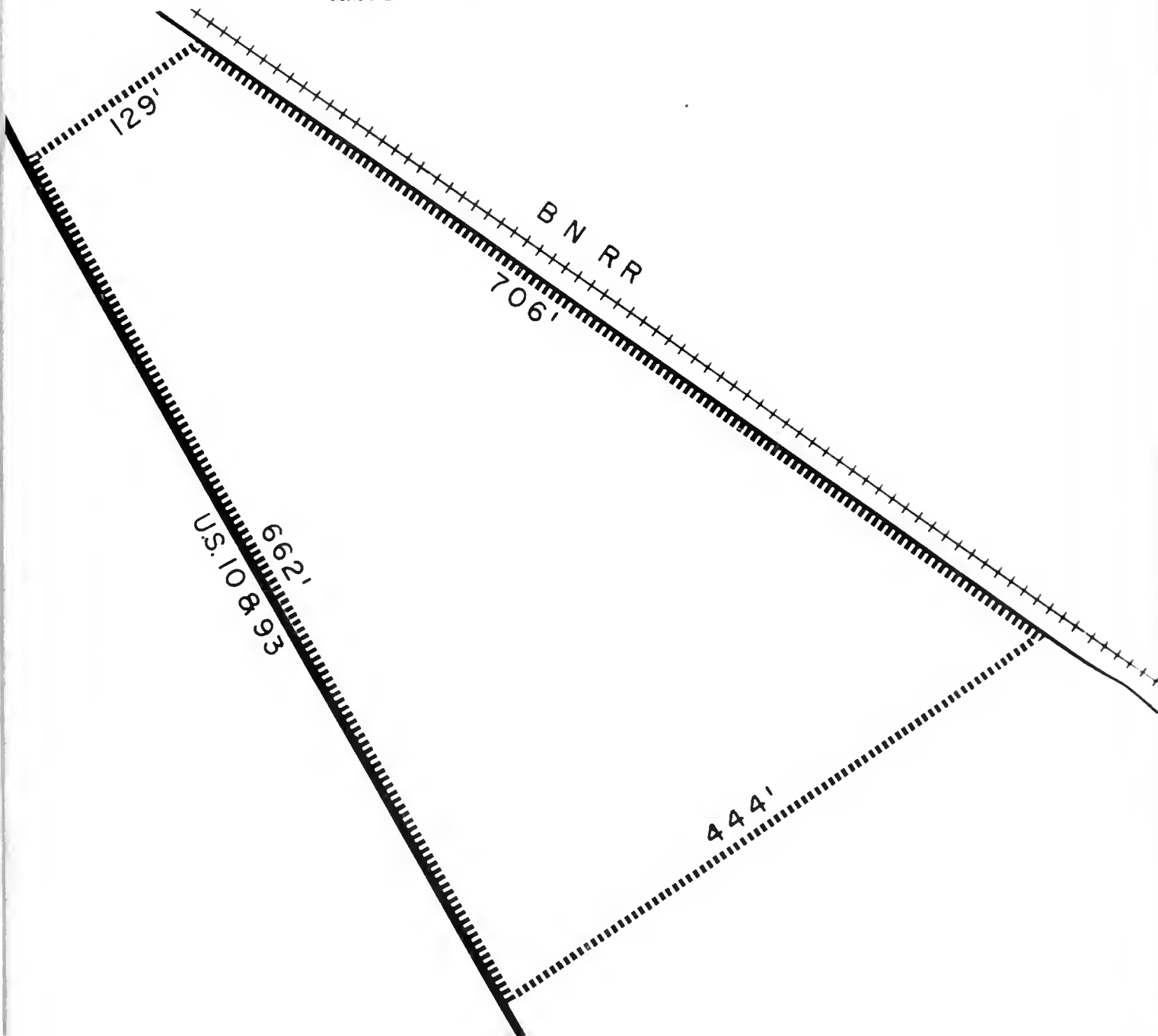
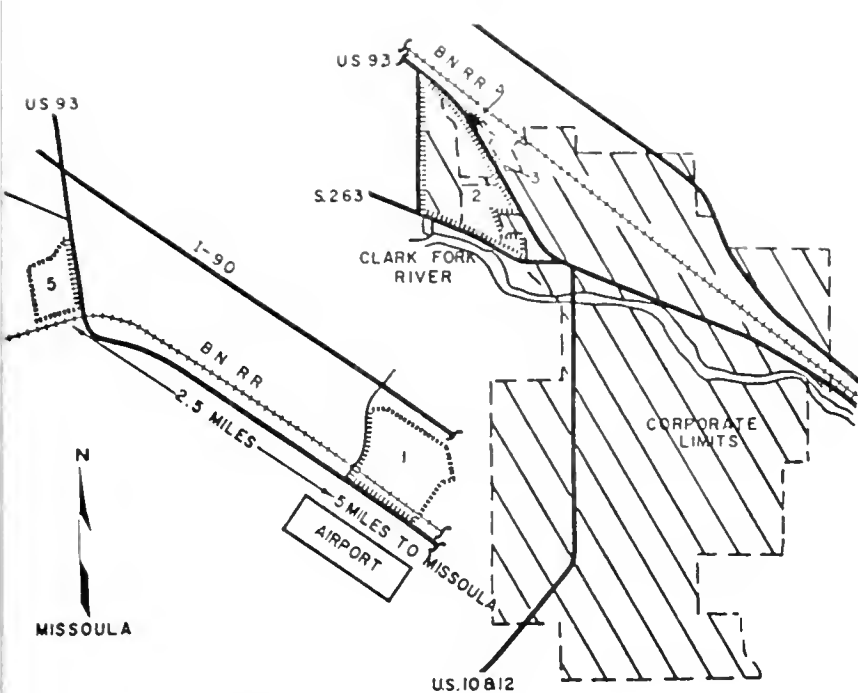
- (1) Size: 1+ acre. Site is nearly rectangular in shape.  
Dimensions: North: 238.49' - Sold site.  
South: 216.36' - Commerce Street  
East : 165' - Missoula Chainsaw  
West : 207.5' - U.S. 10 and 93
- (2) Location: Site is located 1½ miles to the city center inside the corporate limits.
- (3) Ownership: Reely Brothers, P.O. Box 1173, Missoula, Montana.  
Contact: William or John Reely, Missoula, Montana.
- (4) Availability: Property available through sale or lease.
- (5) Property usage: Property is zoned for commercial use as is adjacent property zoned commercial. Land in site is vacant with the remainder of Reely Addition 90% occupied by commercial enterprises.
- (6) Terrain: Site is level with drainage through storm sewers. Soil bearing tests have been made by Northern Testing Labs. No flood history.
- (7) Utilities:  
Water: Site is not served by municipal water but does have a well on property.  
Sewer: Adjacent users use septic and cesspool systems.  
Natural Gas: Site has gas service available from Montana Power Co.  
Power: Site is served by Montana Power Company.
- (8) Access  
Highway: U.S. 10 and 93 fronts property for 207' on the northwest boundary with four lane service interstate system one mile from site.  
Rail: Site can be served by rail from B-N Inc. north of site.  
Air: Four miles to airport with Northwest and Frontier Commercial service available.
- (9) Improvements on site: Platted site.
- (10) Unique or additional features of site: Plat and location maps on file for this site.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71



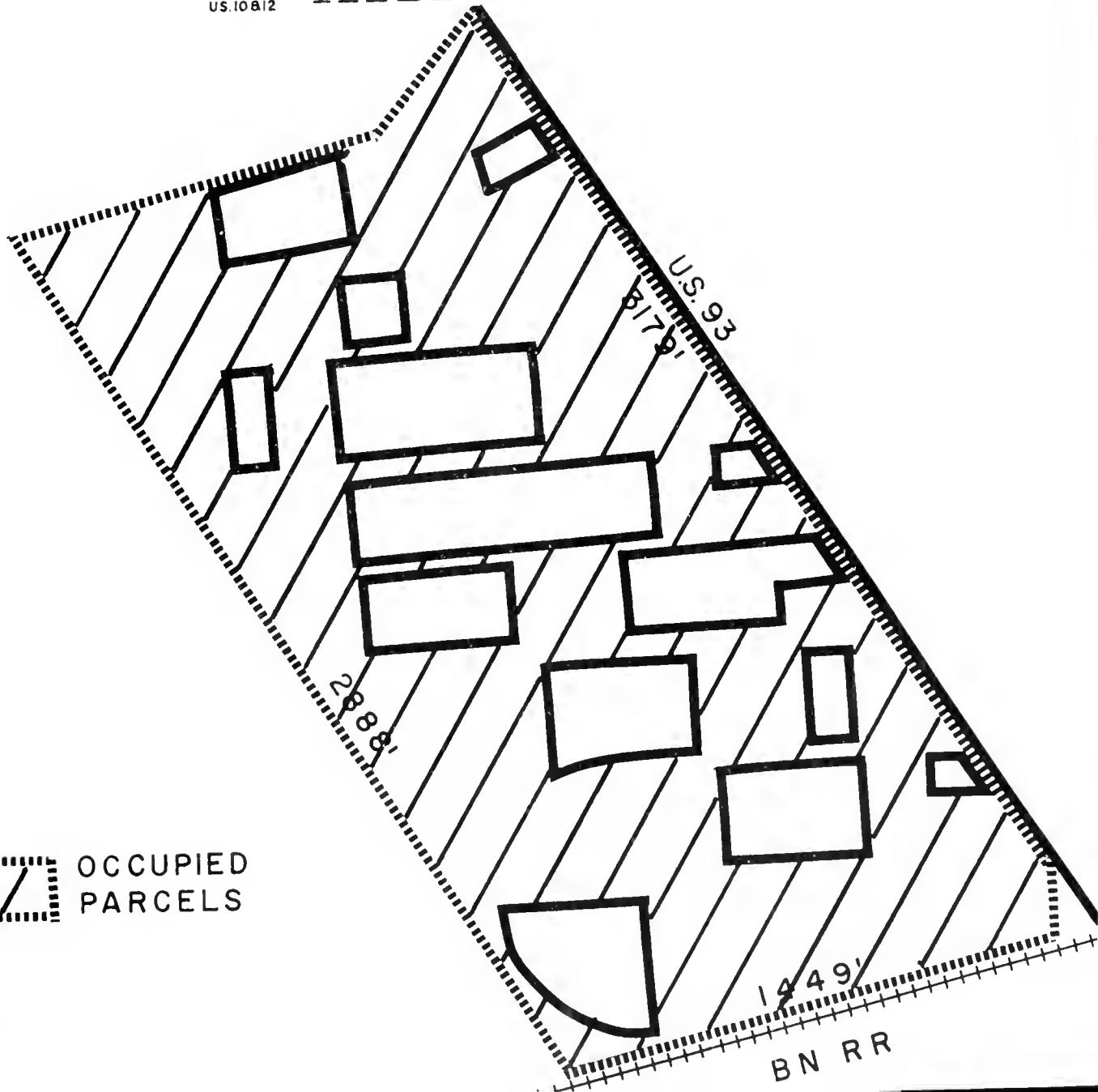
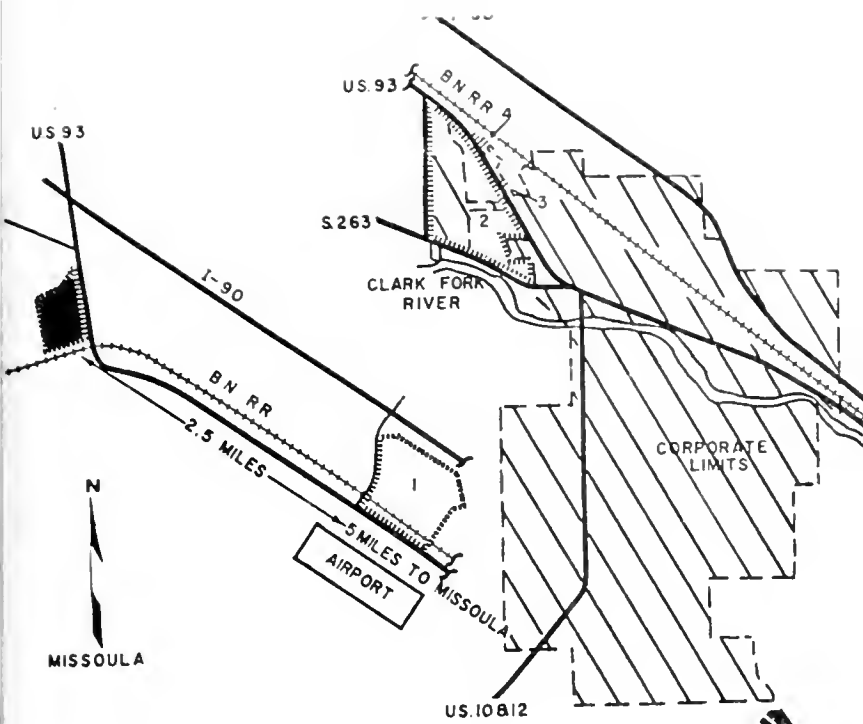
MISSOULA  
SITE 4



SITE 4: COMMERCIAL LEASING, INC.

- (1) Size: 4.5 acres. Site is triangular in shape.
- Dimensions: North: 129.4' - Vacant  
South: 444.3' - Mobil Home Sales  
East : 706.4 - County Road  
West : 662.6 - U.S. 10 and 93
- (2) Location: Site is 1½ miles from city center inside the corporate limits.
- (3) Ownership: Commercial Leasing Ltd., P.O. Box 1123, Missoula.  
Contact: Reely Brothers, Missoula. Phone: 543-8327.
- (4) Availability: Property available through sale or lease.
- (5) Property Usage: Property is zoned for commercial use as is adjacent property zoned commercial. Adjacent property is occupied by Mobile Home Sales.
- (6) Terrain: Site is level with good drainage through storm sewer system. Soil bearing tests have been conducted by Northern Testing Labs. No flood history.
- (7) Utilities:
- Water: Site not served by municipal water service but excellent well water available at approximately 65'.
- Sewer: No municipal service, but adjacent owners use septic tank or cesspool systems.
- Natural gas: Site served by mains which are adequate for commercial usage on site.
- Power: Montana Power Company serves site.
- (8) Access:
- Highway: U.S. Highways 10 and 93--four lane--run 630' along west frontage of site. Interstate 90 one mile.
- Rail: Site can be served by B-N Inc. Mainline tracks run north-east of site.
- Air: Airport is four miles distant with Northwest and Frontier Commercial Service available.
- (9) Improvements on site: None at present.
- (10) Unique or additional features of site: Sites are 80-90% developed.

MISSOULA  
SITE 5



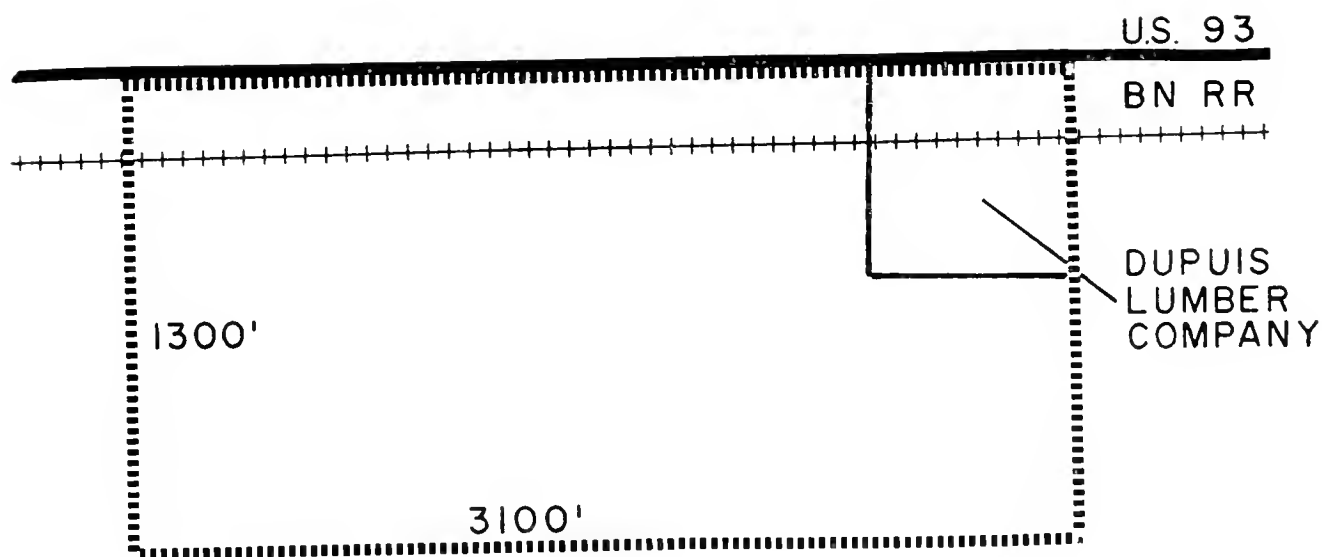
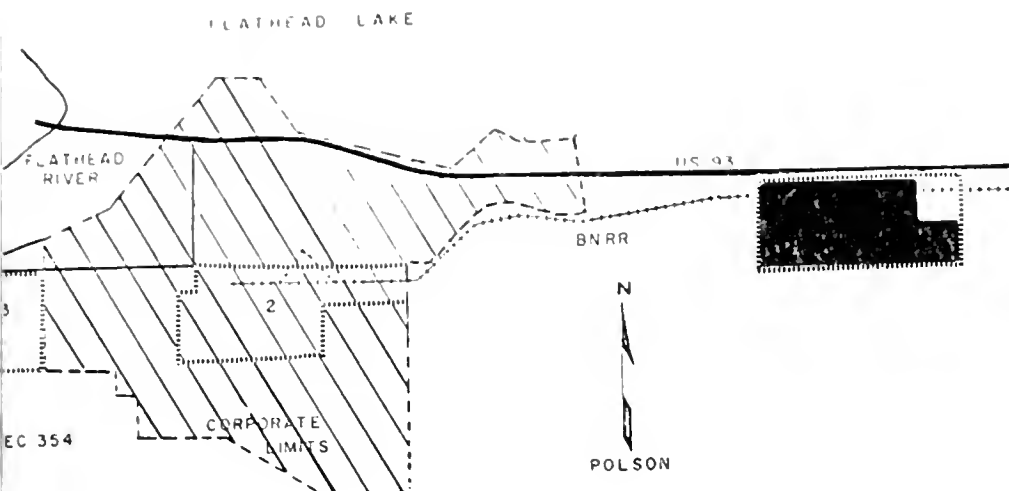
SITE 5: MISSOULA INDUSTRIAL PARK

- (1) Size: Site is platted with 60% occupancy and sites vary in size. See plat in file.
- (2) Location: Site is located nine miles from the city center outside the corporate limits. Located in S28, T14N, R20W.
- (3) Ownership: Reely Brothers, P.O. Box 1173, Missoula, Montana.  
Contact: Reely Brothers, Missoula. Phone: 543-8327.
- (4) Availability: Property available through sale or lease.
- (5) Property Usage: Site is zoned for commercial-industrial use and adjacent property is zoned for commercial-agricultural use. Land in site is presently vacant and adjoining land has commercial use.
- (6) Terrain: Site is level with streets in and graveled. There is good natural drainage. Soil bearing tests have been conducted by Northern Testing Labs. No flood history.
- (7) Utilities:
  - Water: Site not served by municipal water service. Well water available on site.
  - Sewer: Site not served by municipal service; individual septic tank and cesspool systems are used.
  - Natural Gas: Montana Power Company serves site with a 12" high pressure main through site.
  - Power: Montana Power Company has service on site.
- (8) Access:
  - Highway: Site is adjacent to primary highway U.S. 10 and 93 with Interstate 90 nearby. Graded and graveled. access roads are on site.
  - Rail: Site can be served by rail, with B-N Inc. mainline adjoining site.
  - Air: The Missoula County Airport is located 2½ miles from site. Northwest & Frontier service available.
- (9) Improvements on Site: Graveled access streets.
- (10) Unique or additional features of site: Missoula Industrial Park plat on file.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71.

POLSON  
SITE I



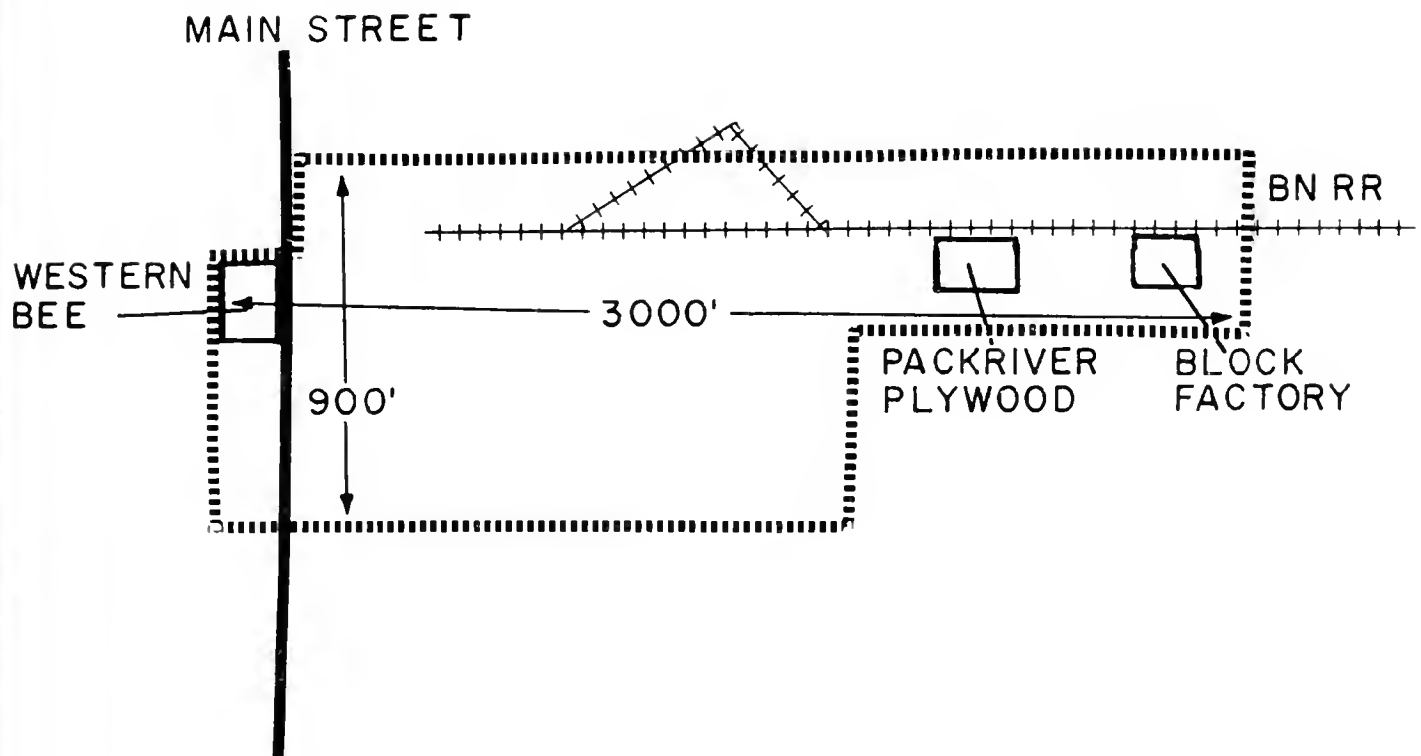
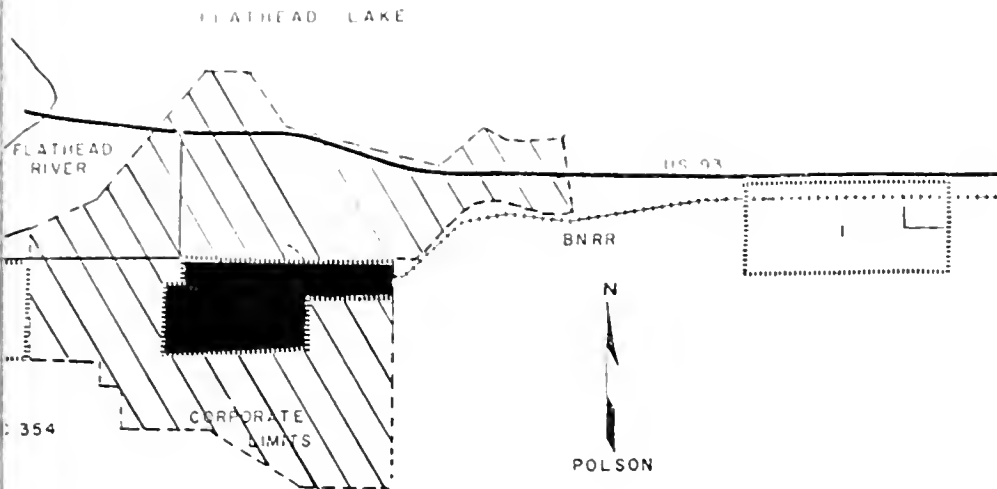
SITE #1: DUPUIS SITE

- (1) Size: 85 to 90 acres. Site is rectangular in shape.  
Dimensions: North: 3100' - U.S. #93  
South: 3100' - Vacant  
East : 1300' - Dupuis Lumber Co.  
West : 1300' - Vacant
- (2) Location: Site is approximately 2½ miles from central business district outside corporate limits. Located in S2, T22N, R20W.
- (3) Ownership: Pack River Lumber Company, Spokane, Washington.  
Contact: Steve Demers, Dupuis Lumber Company, Polson, Montana.
- (4) Availability: Available by possible sale or lease.
- (5) Property Usage: Site is zoned for industrial usage and adjacent property is zoned for low density residential use. Land in site is presently being used by Dupuis Lumber Company (30 acres) and adjacent land is used as farm land.
- (6) Terrain: The land in site is rolling land with a good drainage slope towards lake. Soil bearing ability is unknown. Flood history is unknown.
- (7) Utilities:  
Water: Service at Dupuis plant. Municipal service ½ mile from site with 8" mains.  
Sewer: Site is not served by municipal service. Service within one mile.  
Natural Gas: Site is not served by gas  
Power: Three phase line on site to serve Dupuis Lumber Co., capacity 2000 kva.
- (8) Access:  
Highway: Primary Highway #93 is immediately adjacent to site. Interstate #90 is sixty miles south.  
Rail: Burlington Northern mainline through site.  
Air: Five miles to light plane use airport. Sixty miles to commercial airport.
- (9) Improvements on Site: There are no vacant buildings on site.
- (10) Unique or additional features of site: There is an existing road on site maintained by Dupuis.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71.

POLSON  
SITE 2



SITE #2: CITY INDUSTRIAL SITE

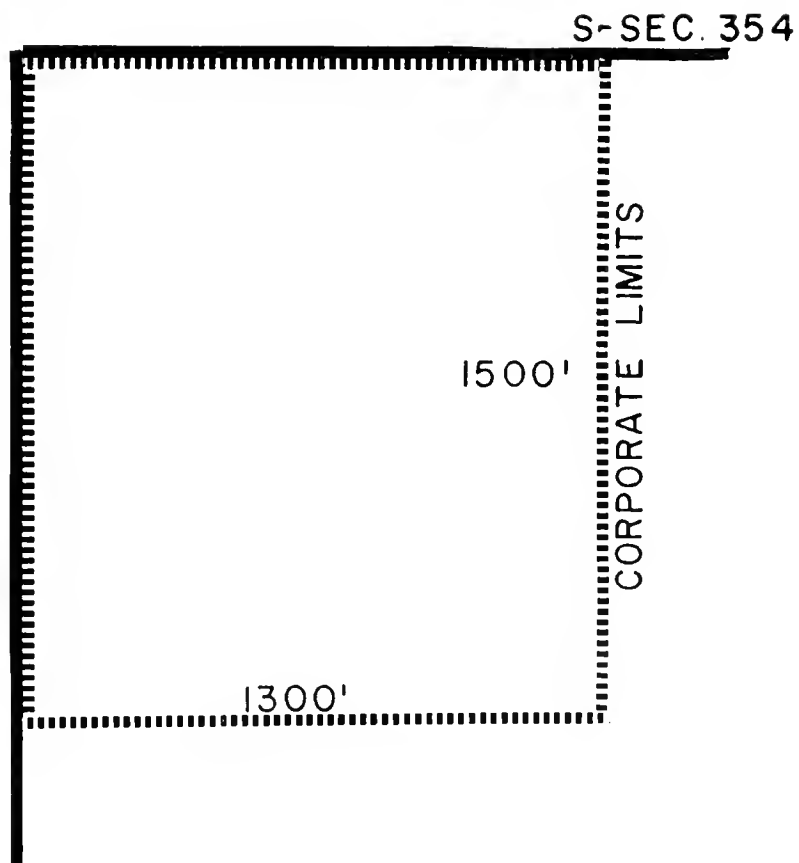
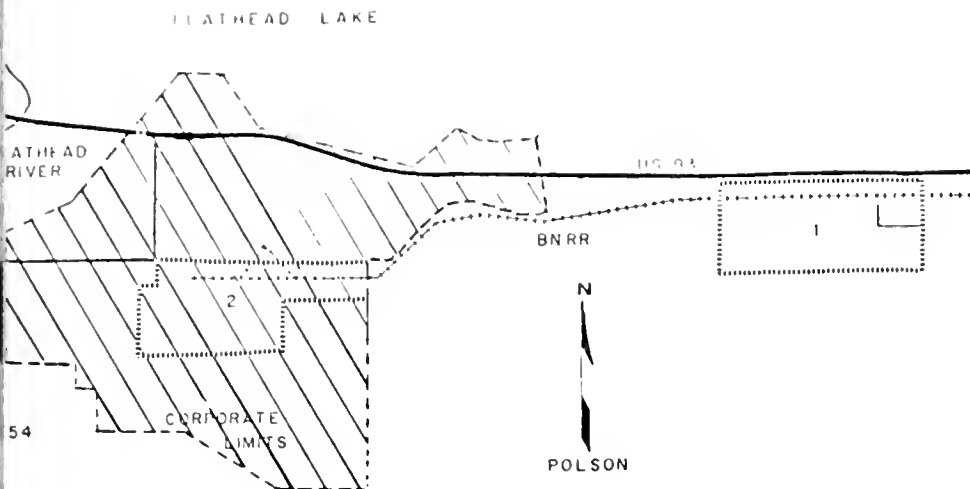
- (1) Size: 61 acres. Shape is rectangular.  
Dimensions: The basic dimensions tend to be 900 x 3000' with irregular areas throughout.
- (2) Location: Site is located approximately four blocks from central business district inside the corporate limits. Located in Sections 9, 10, T22N, R20W, PM.
- (3) Ownership: City of Polson and private owners.  
Contact: Ronald Oldis, Chairman, City-County Planning Board, Polson.
- (4) Availability: Site is available both by sale or lease.
- (5) Property Usage: Site is zoned industrial with adjacent property zoned commercial-residential. Present use of land in site is industrial-commercial (site of a non-operational plywood plant). Adjacent land is presently used for residential use.
- (6) Terrain: Site is level with drainage through sewer mains. Soil bearing unknown. No flood history.
- (7) Utilities:  
Water: Served by municipal water supply with 8" mains.  
Sewer: Served by municipal sewer with lagoon treatment.  
Natural Gas: Site not served by natural gas.  
Power: Site is served with power by the B.I.A., Kerr Dam. Service includes a three phase line with 1500 KVA capacity.
- (8) Access:  
Highway: Paved city streets adjacent to site. Five blocks to primary highway U.S. 93. Sixty miles to Interstate 90.  
Rail: Burlington Northern mainline runs through center of property with spurs on site.  
Air: Three miles to airport with light plane usage. Sixty miles to commercial service.
- (9) Improvements on Site: A 50' x 150' new cement block building (vacant) is for sale.
- (10) Unique or additional features of site: A non-operational plywood plant, a cement block factory, and Western Bee Supplies Inc., occupying portions of site.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71.



POLSON  
SITE 3



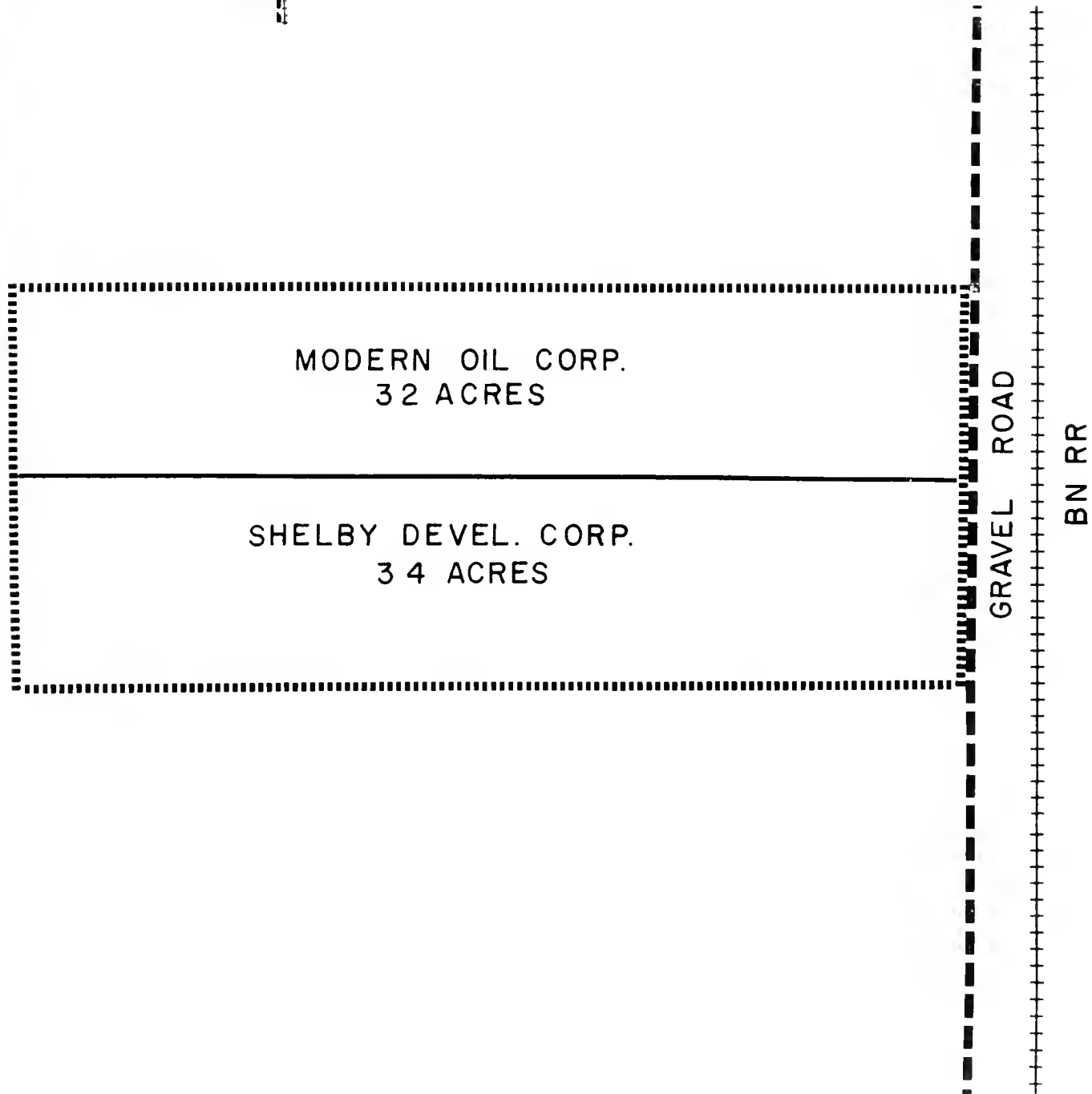
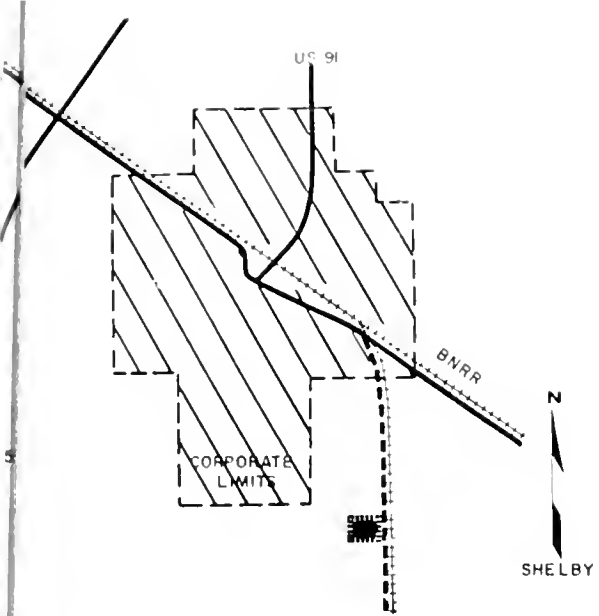
SITE #3: CITY PROPERTY

- (1) Size: 40-45 acres. Shape is rectangular.  
Dimensions: North: 1200' - Secondary 354  
South: 1200' - Vacant land  
East : 1500' - City Limits (Residential)  
West : 1500' - Secondary 354
- (2) Location: Site is located 10 blocks from central business district outside corporate limits. Located in S9, T22N, R20W, P.M.
- (3) Ownership: City of Polson  
Contact: Ronald Oldis, Chairman, City-County Planning Board, Polson.
- (4) Availability: Property is available by lease only.
- (5) Property Usage: Site is zoned for industrial use and adjacent land is zoned residential with some industrial use areas adjacent. Present use of site is for pasture land as is adjacent property.
- (6) Terrain: Flat land with drainage unknown. Soil bearing tests are unknown. No flood history.
- (7) Utilities:  
Water: Municipal water supply is available in adjacent city-limits.  
Sewer: Site is not served by sewer but municipal supply is immediately adjacent.  
Natural Gas: Site is not served by gas.  
Power: Site is not served by power; supply is adjacent to site.
- (8) Access:  
Highway: Secondary 354--asphalt surface--is located on two sides of site. Ten blocks to primary highway U.S. 93. Sixty miles to Interstate 90.  
Rail: Site is not served by rail.  
Air: Three miles to private light plane use.
- (9) Improvements on site: None at present.
- (10) Unique or additional features of site: Vacant pasture land in site.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71.

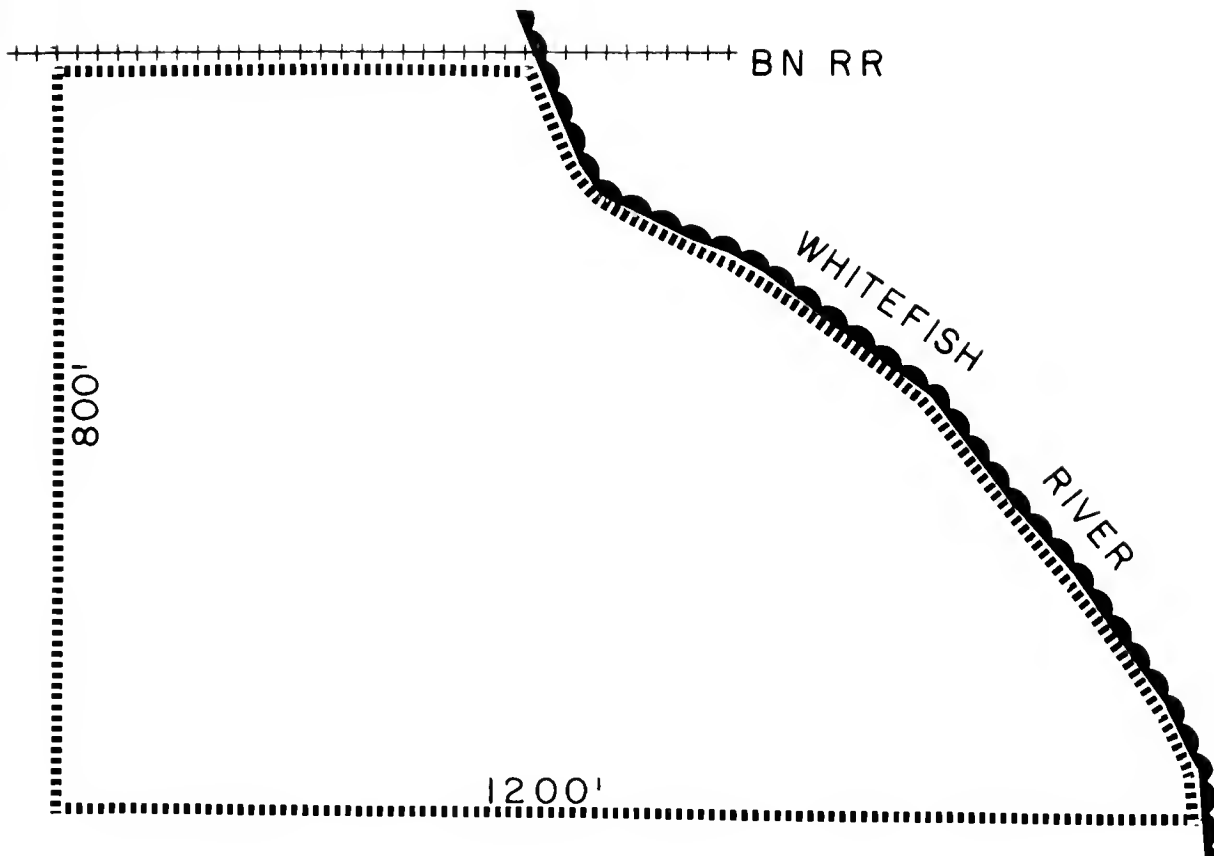
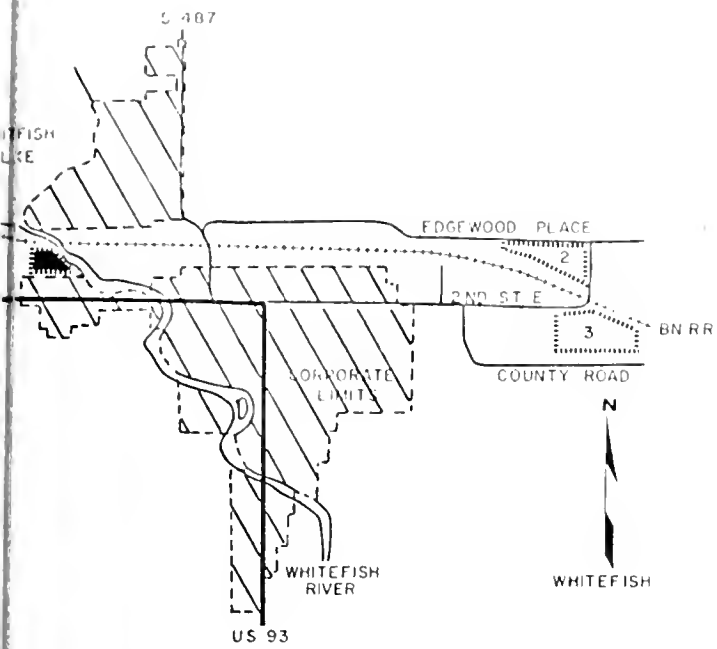
SHELBY  
SITE I



SITE #1: MODERN OIL CORPORATION, SHELBY

- (1) Size: 66 acres. Site is basically rectangular in shape.
- (2) Location: Site is located approximately one-half mile south-east of the Shelby City limits outside the corporate limits.
- (3) Ownership: Modern Oil Corporation and Shelby Development Corporation, Shelby,  
Contact: Shelby Chamber of Commerce, Shelby.
- (4) Availability: Contact respective owners concerning property availability.
- (5) Property Usage: Property is not zoned nor is adjacent property zoned. Adjacent land is used for farm and railroad usage.
- (6) Terrain: The western portion of this property is hilly and the eastern part slopes gently to the east. The whole area is well drained. Soil bearing ability should be good as evidenced by the location of the Modern Oil Corporation on site.
- (7) Utilities:
  - Water: Connections can be made on site. Capacities and sources are unknown.
  - Sewer: Sewer connections can be made to this property.
  - Natural Gas: Site not served by natural gas.
  - Power: Site can be served by power.
- (8) Access:
  - Highway: Site is within one-half mile of primary highway U.S. 2 which offers excellent access to Interstate 15 1½ miles from site.
  - Rail: Burlington Northern Inc. line runs accross gravel access road to site.
  - Air: Small municipal airstrip with 3900' x 30' turf runway five miles from site. Commercial service available 74 miles south in Great Falls.
- (9) Improvements on Site: None at present.
- (10) Unique or additional features of site: Thirty-two acres owned by the Modern Oil Corporation is now in receivership. Aerial photo of site on file.

WHITEFISH  
SITE 1



SITE #1: "PLYWOOD SITE"

- (1) Size: 20 acres. Site is irregular in shape.

Dimensions: North: Irregular - Burlington Northern Railroad  
South: 1200' - 1st Avenue West  
East : Irregular - Whitefish River  
West : 800' - Vacant

- (2) Location: Site is located 3/4 mile from central business district outside the corporate limits.

- (3) Ownership: Burlington Northern Railroad  
Contact: Marshall Murray, Attorney, Whitefish

- (4) Availability: Property is available by lease only.

- (5) Property Usage: Site is not zoned, nor is adjacent property zoned. Site is presently vacant and adjacent land is used by the railroad.

- (6) Terrain: Land is level-graded with good drainage towards Whitefish River. Soil bearing ability unknown. No flood history.

- (7) Utilities:

Water: Site is not served by municipal water but an oversize main runs through the nearby area. The Whitefish River borders on the east.

Sewer: Site is not served by sewer. Nearest municipal sewer service is 300' distant.

Power: Site is served by Pacific Power & Light. Capacity of line to site is unknown.

- (8) Access:

Highway: Site is adjacent to city street First Avenue on the South. Primary Highway US 93 is 600' south of site.

Rail: Burlington Northern Railroad is adjacent to property on the north.

Air: Air service is not available in Whitefish. Flathead County Airport is ten miles distant. Air West service available.

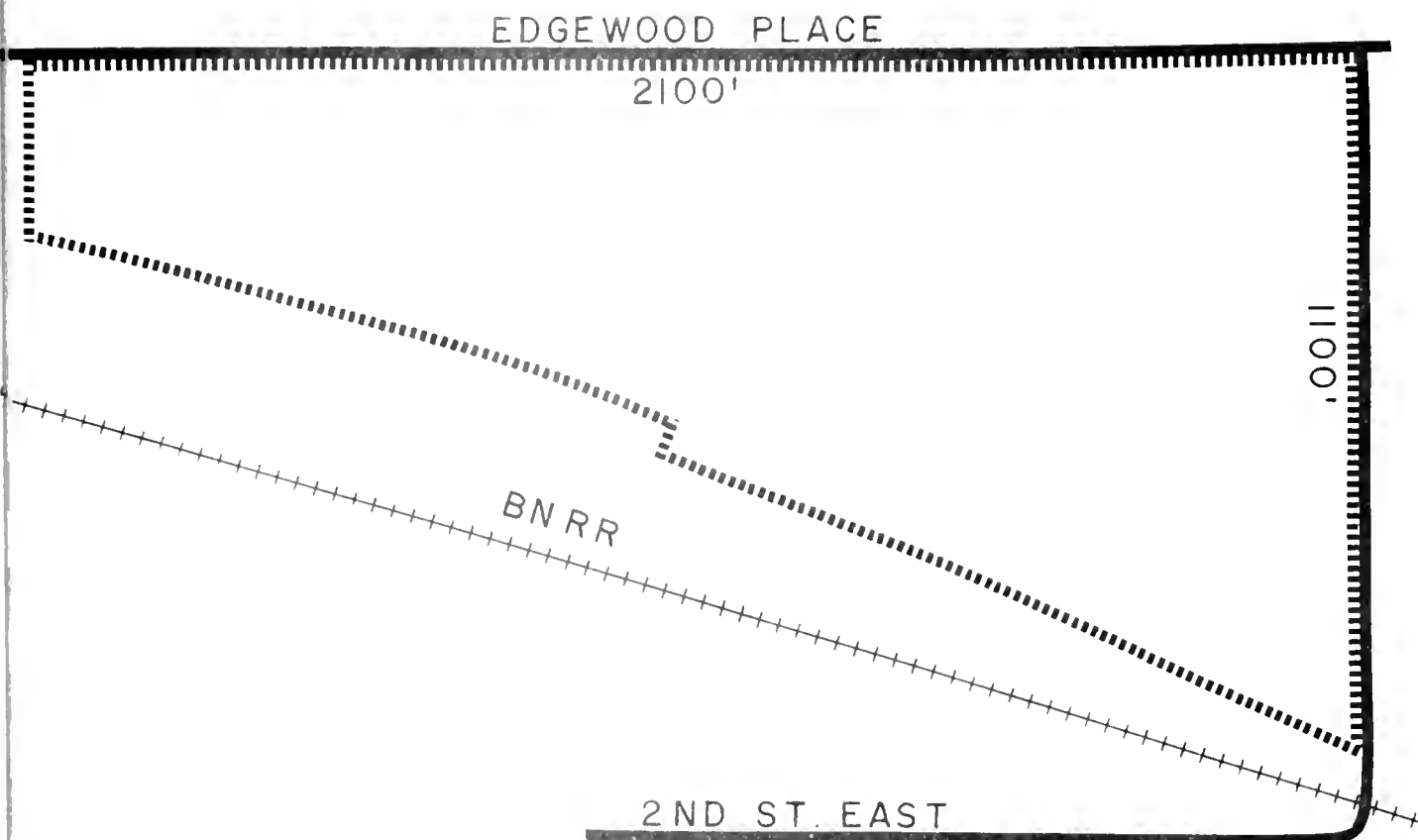
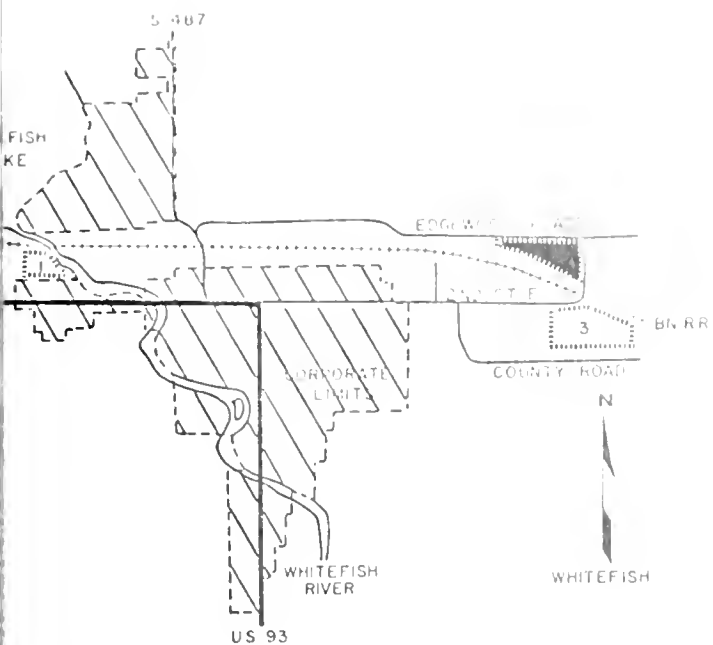
- (9) Improvements on Site: None at present.

- (10) Unique or additional features of site: This area is most desirable by area residents for industrial use as the Burlington Northern has their roundhouse and maintenance shops in area.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71.

WHITEFISH  
SITE 2

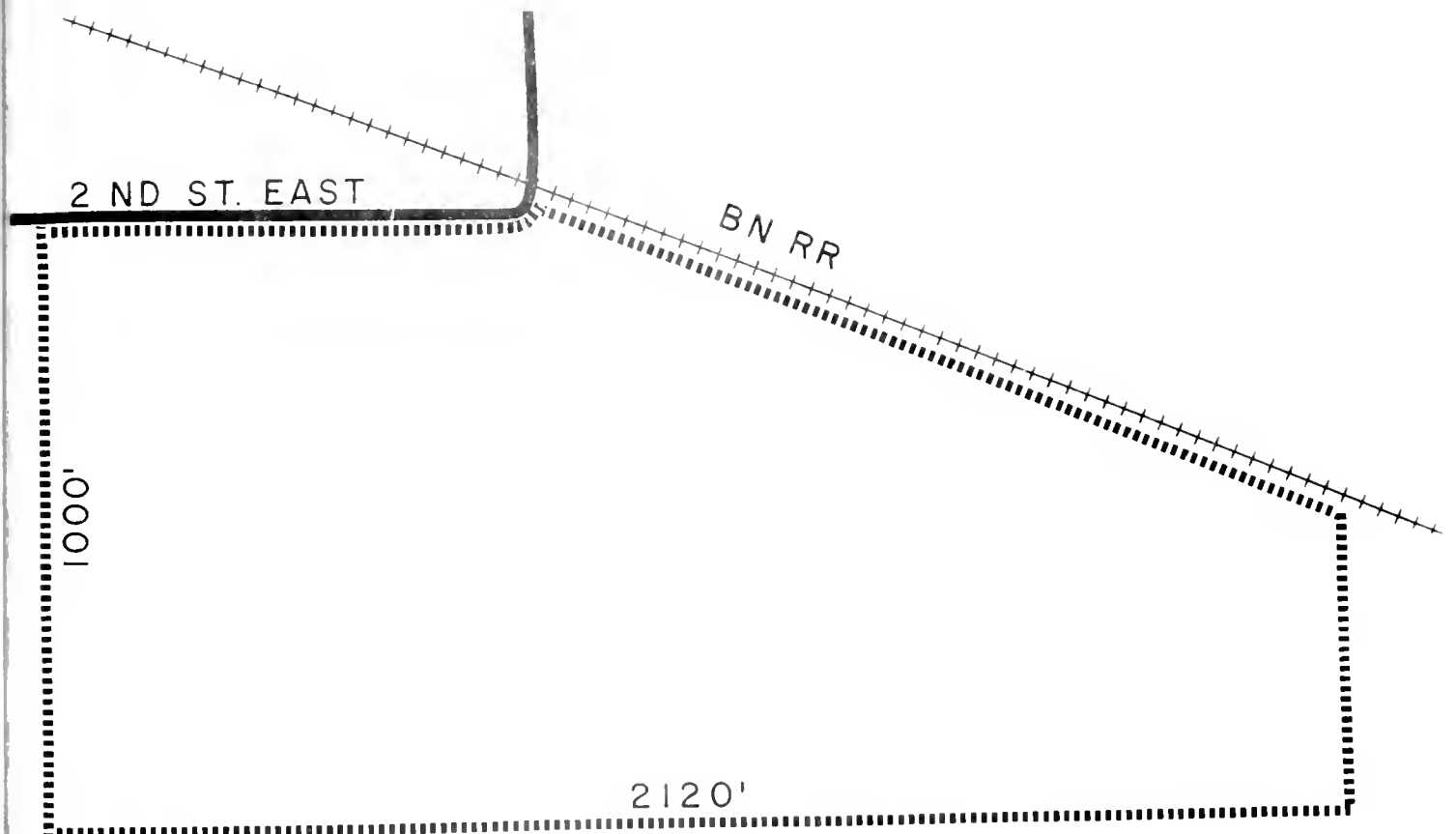
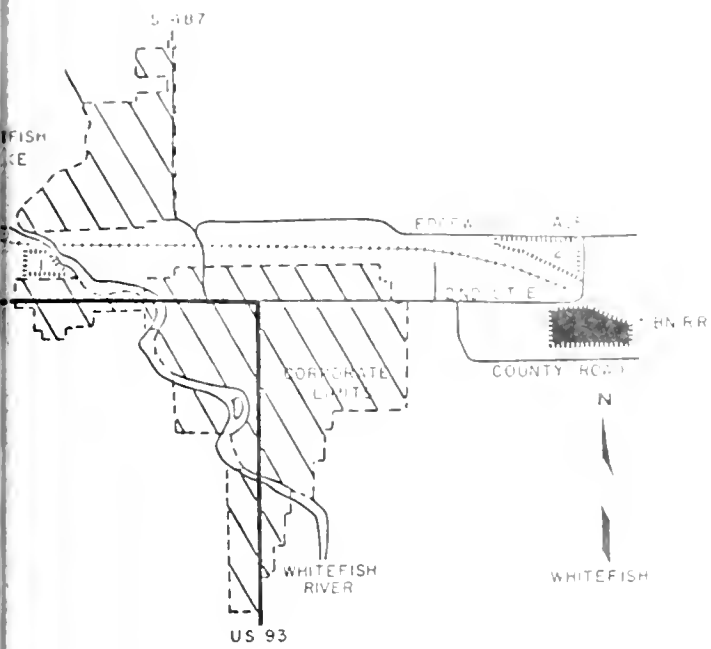


SITE 2

- (1) Size: 24 acres. Site is triangular in shape.
- (2) Location: Site is located one-half mile east of Whitefish outside corporate limits.
- (3) Ownership: Harold Wood  
Contact: Rusty Abell, Abell Agency, Whitefish
- (4) Availability: Site is available by lease only.
- (5) Property Usage: Site is not zoned nor is adjacent property zoned. Site is presently used as a hay field and adjacent property is used likewise.
- (6) Terrain: Site is level land with good drainage. Soil bearing ability unknown. No flood history.
- (7) Utilities:
  - Water: City water service in area with 12" mains.
  - Sewer: Site is not served by municipal sewer service.
  - Natural Gas: Site is not served by gas service but service is in adjacent area.
  - Power: Site is not served by power. Pacific Power & Light serves area.
- (8) Access:
  - Highway: Edgewood Place bounds site on North. Second Street East is adjacent to property. One mile to primary Highway US 93. 120 miles to Interstate 90.
  - Rail: Burlington Northern mainline is adjacent to property.
  - Air: Air service is not available in Whitefish. Flathead County Airport is ten miles distant with Air West Service available.
- (9) Improvements on Site: None at present.
- (10) Unique or additional features of site: None at present.



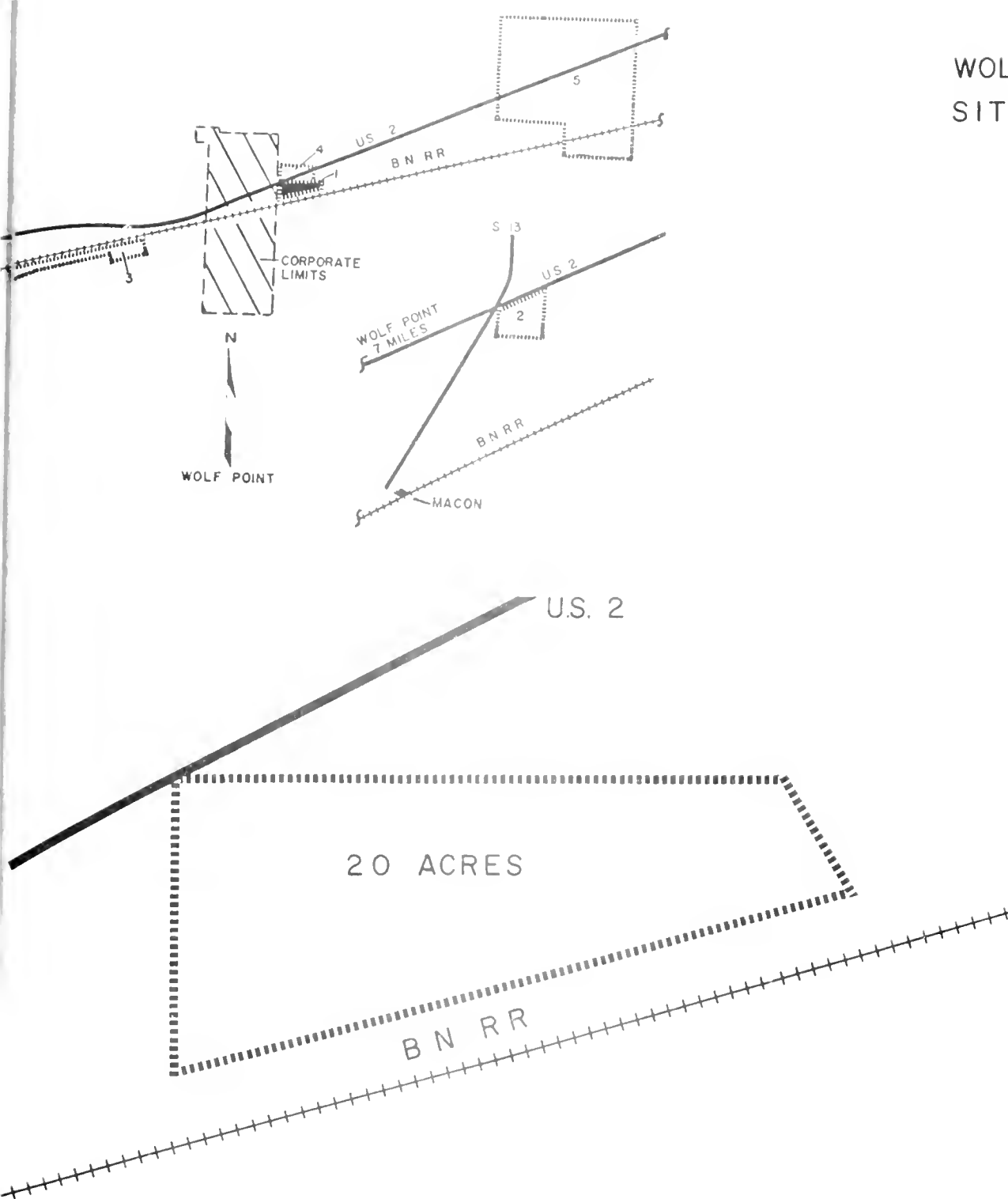
WHITEFISH  
SITE 3



SITE 3: "AIRPORT SITE"

- (1) Size: 40 acres. Site is rectangular in shape with a small deviation out of the northeast boundry.
- Dimensions: North: Irregular - 2nd Street East  
South: 2120' - Vacant  
East : Irregular - Adjacent to Burlington Northern RR  
West : 1000' - Vacant
- (2) Location: Site is located one-half mile east of Whitefish outside corporate limits.
- (3) Ownership: City of Whitefish  
Contact: Rusty Abell, Abell Agency, Whitefish
- (4) Availability: Site available by lease only.
- (5) Property Usage: Site is not zoned nor is adjacent property zoned. Site is presently a portion of the Whitefish Airport. Adjacent land has farm usage.
- (6) Terrain: Site is level land with fair drainage. Soil bearing ability unknown. No flood history.
- (7) Utilities:
- Water: City water service in area with 12" mains.
- Sewer: Site is not served by municipal sewer service.
- Natural Gas: Site does not have gas service but service is available in surrounding area.
- Power: Site not served by power. Pacific Power & Light serves area.
- (8) Access:
- Highway: Paved Second Street East bounds property on the north. One mile to primary Highway U.S. 93. 120 miles to Interstate 90.
- Rail: Burlington Northern mainline is adjacent to property on the east.
- Air: Air service is not available in Whitefish. Flathead County Airport is ten miles distant, with Air West service available.
- (9) Improvements on site: None at present.
- (10) Unique or additional features of site: Site is adjacent to the Whitefish airstrip which accomodates private light planes.

WOLF POINT  
SITE 1



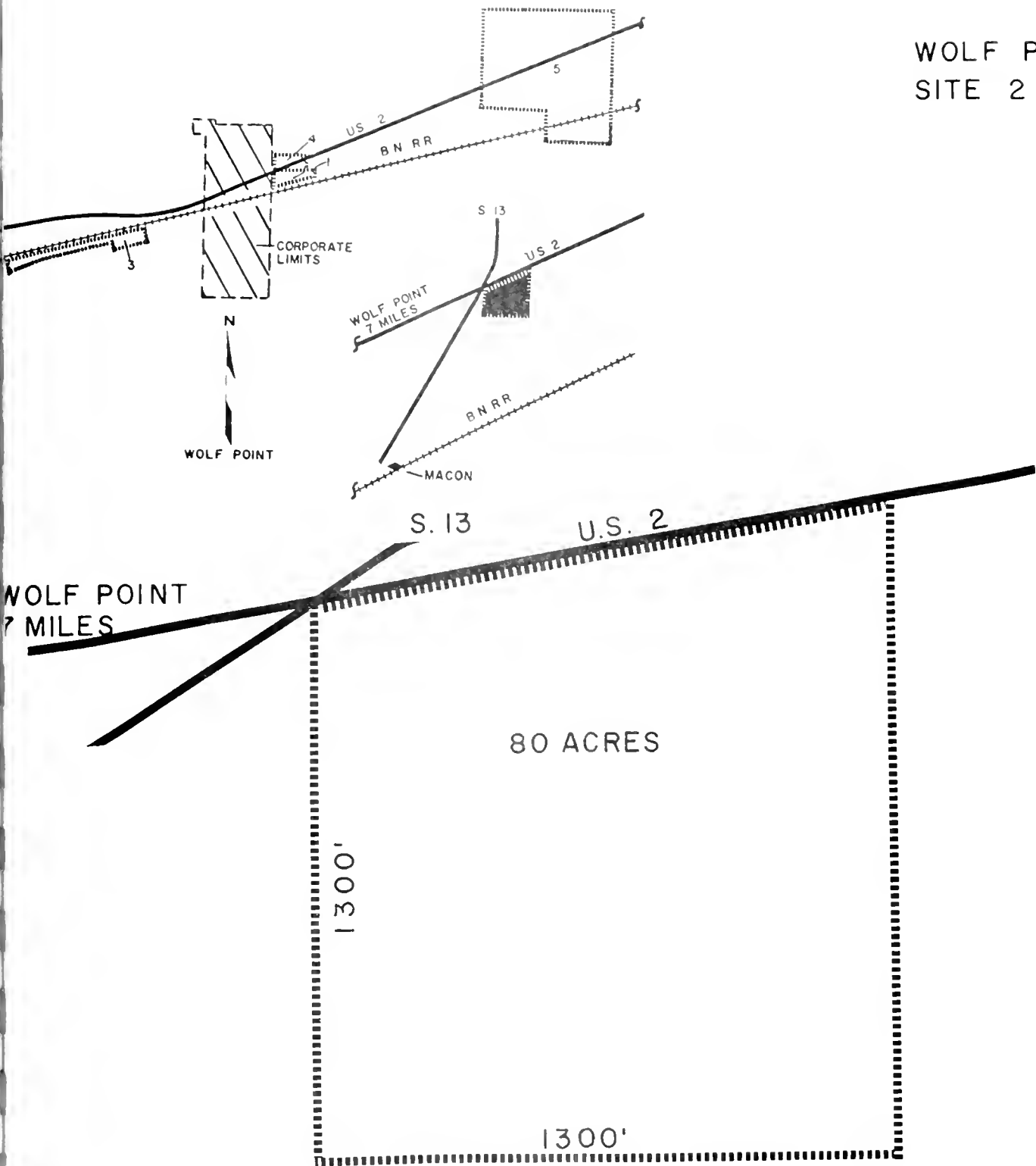
SITE 1: BURLINGTON NORTHERN PROPERTY:

- (1) Size: 25 acres. Site is rectangular shaped.
- (2) Location: Site is located just east of the Wolf Point corporate limits. Located in NE $\frac{1}{4}$ S15, T27N, R47E, PMM.
- (3) Ownership: Burlington Northern, Inc.  
Contact: J.J. Gordon, Regional Manager, Industrial Development,  
Burlington Northern, Inc., Security Bank Bldg., Billings.
- (4) Availability: Contact Jim Gordon on property availability.
- (5) Property Usage: Site is not zoned and adjacent property is zoned for commercial-industrial use. Site is presently vacant and adjacent land has some residential agriculture use.
- (6) Terrain: Several areas need grading for development. (Require grading to remove old railroad roundhouse foundation). Drainage unknown. No flood history.
- (7) Utilities:
  - Water: 6" water main on the site. Existing city mains of adequate size are available within a reasonable distance from the site.
  - Sewer: Site not served by municipal sewer service. Site would require sewage lift station to utilize existing city sanitary sewer facilities.
  - Natural Gas: Montana Dakota Utilities Company serves area.
  - Power: Montana Dakota Utilities Company serves area.
- (8) Access:
  - Highway: 100 yards south of primary highway U.S. 2 and served by a gravel access road.
  - Rail: Site can be served by rail by Burlington Northern, Inc., but would require a new siding.
  - Air: Airport is seven miles distant with Frontier Airline commercial service available.
- (9) Improvements on site: None at present.
- (10) Unique or additional features of site: Site of old railroad roadhouse. Only old foundations remain.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71

WOLF POINT  
SITE 2



SITE 2: MACON TOWNSITE

- (1) Size: 80.47 acres. Site is rectangular in shape.
- (2) Location: Site is located seven miles east of Wolf Point in the Macon townsite area. Located in W $\frac{1}{2}$ NW $\frac{1}{4}$ , S10, T27N, R48E. PMM.
- (3) Ownership: Spruce Oil, Morris Camrud and Indian Trust Land, c/o Bureau of Indian Affairs.  
Contact: Wolf Point Chamber of Commerce.
- (4) Availability: Contact the Wolf Point Chamber on property availability.
- (5) Property Usage: Site is not zoned nor is adjacent land zoned. Land is presently used for farmland and refinery use. Adjacent land is farmland.
- (6) Terrain: Land is flat and uniform and would require very little grading. Good drainage. Soil bearing tests have been made by the Soil Conservation Service. No flood history.
- (7) Utilities:
  - Water: Site has water service from Spruce Oil Refinery (well water). Two miles to Missouri River. Well water at 50' to 100'. Hydrological test required to determine quantity and quality of water.
  - Sewer: Site does not have sewer service.
  - Natural Gas: Site is not served by gas, but a high pressure gas main is located south and parallel to the railroad tracks about 2000' from site.
  - Power: Site is served by electrical power.
- (8) Access:
  - Highway: Site is adjacent to State Highway 13 and one mile to primary highway U.S. 2.
  - Rail: Site is adjacent to Burlington Northern, Inc. mainline.
  - Air: Site is two miles from airport which has Frontier Airlines commercial service available.
- (9) Improvements on site: No vacant buildings on site.
- (10) Unique or additional features of site: Township plat and detailed title location bearings are on file.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71

[illegible]

U.S. 2

BN RR

5600'

SITE 3: THOMAS H. COOK

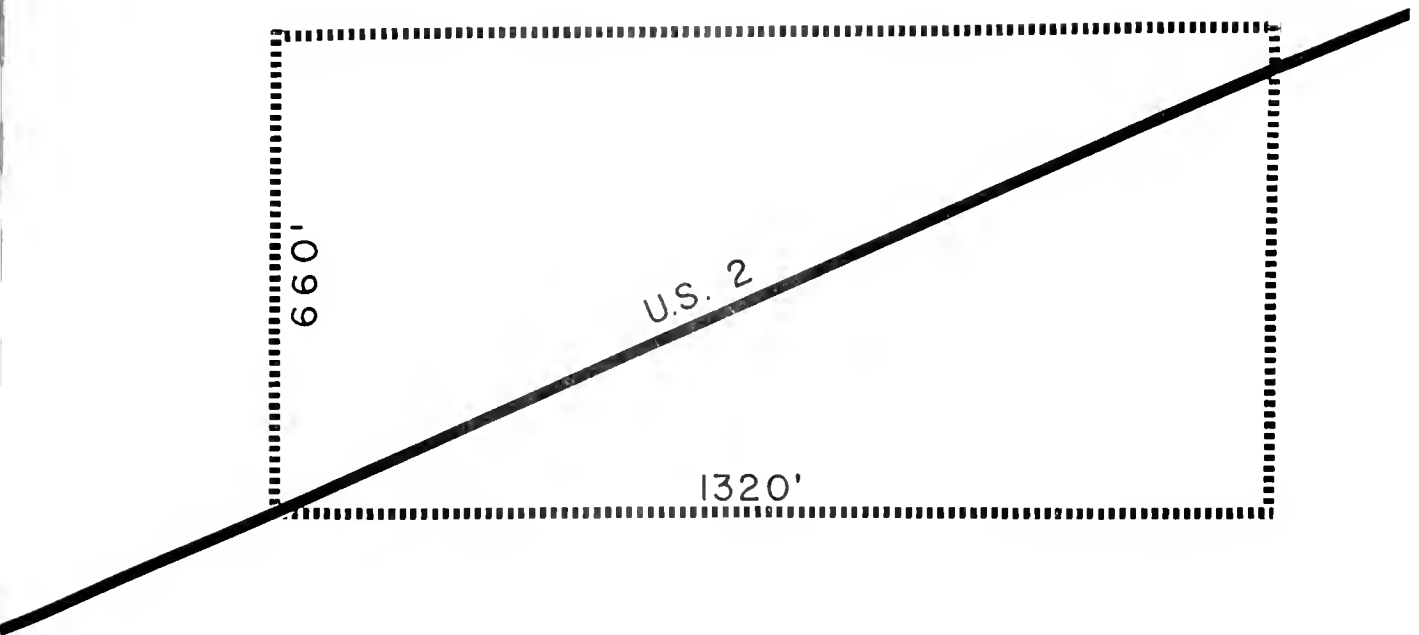
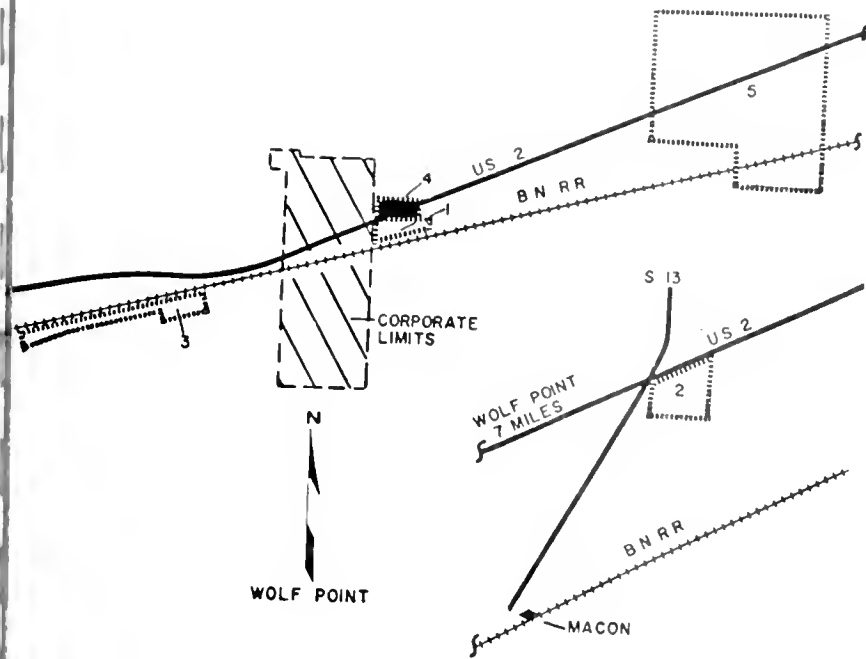
- (1) Size: 20 acres. Site is irregular in shape.
- (2) Location: Site is located one-half mile west of Wolf Point outside the corporate limits. Located in lot 5, S16; lot 4, S17; lot 1, S20; T27N, R47E. PMM
- (3) Ownership: Tom Cook, 323 Benton, Wolf Point.  
Contact: Chamber of Commerce, Wolf Point.
- (4) Availability: Negotiate availability with owner.
- (5) Property usage: Site is not zoned nor is adjacent property zoned. Land in site is presently used for pasture and adjacent land is used for railroad and farm use.
- (6) Terrain: Site is flat with drainage to a small creek. Soil bearing ability unknown and no flood history.
- (7) Utilities:
  - Water: Site is not served by municipal system. Service is one-half mile (6th Avenue South in Wolf Point). One-fourth mile to Wolf Creek.
  - Sewer: No municipal service. Service one-half mile from site at 6th Avenue South in Wolf Creek.
  - Natural Gas: Served by natural gas service.
  - Power: Served by electrical power.
- (8) Access
  - Highway: One-fourth mile to primary highway 2.
  - Rail: Site is adjacent to Burlington Northern, Inc. lines.
  - Air: Five miles to airport with Frontier Airlines commercial service available.
- (9) Improvements on site: None at present.
- (10) Unique or additional features of site: None at present.

COMPILED AND PUBLISHED BY:

Econ. Dev. Div., Montana Planning & Econ. Dev.,  
Capitol Station, Helena, MT 59601-----9/71



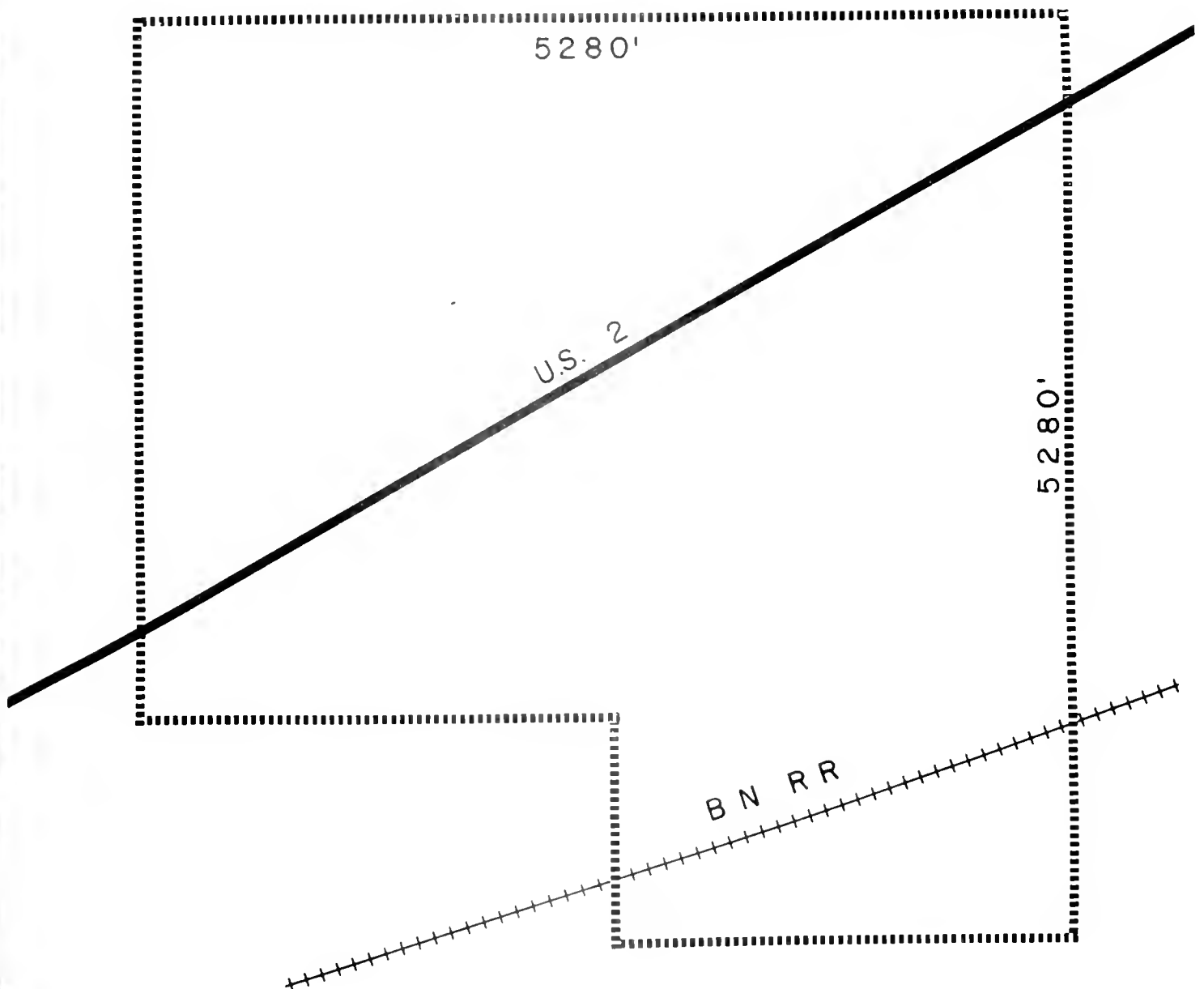
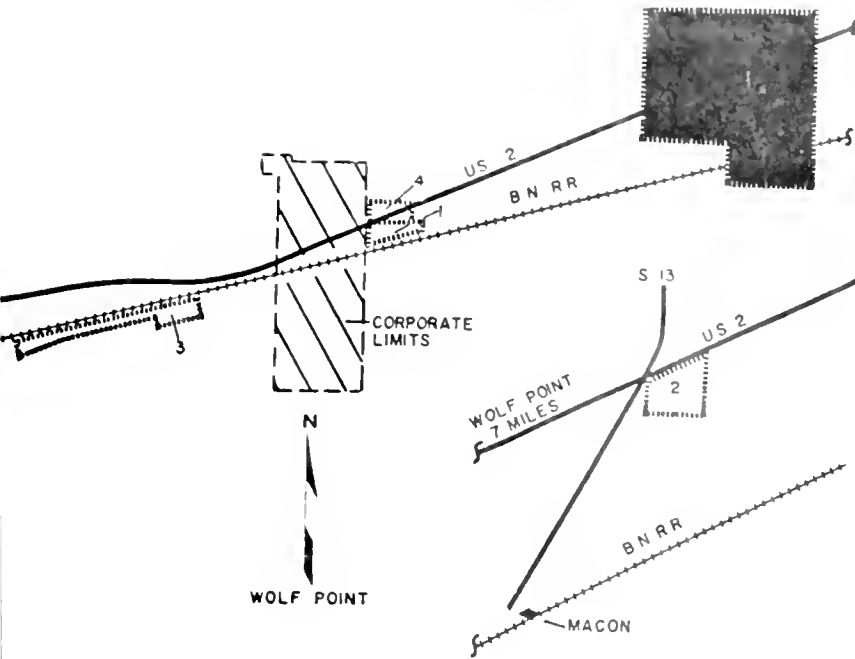
WOLF POINT  
SITE 4



SITE 4: MINNIE OLSON (GRAVEL PIT)

- (1) Size: 20 acres. Site is rectangular in shape.
- (2) Location: Site is located one-half mile north of the central business district outside the corporate limits.  
Located in S $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ , S15, T27N, R47E.
- (3) Ownership: Minnie Olson, Wolf Point  
Contact: Wolf Point Chamber of Commerce.
- (4) Availability: Property available through sale or lease.
- (5) Property Usage: Site is not zoned but adjacent land is zoned for industrial use. Land in site is presently a gravel pit and adjacent land is used for commercial-industrial use.
- (6) Terrain: Site of a gravel pit area. Good drainage, soil bearing ability unknown and no flood history.
- (7) Utilities:
  - Water: 6" water main on site.
  - Sewer: Site not served by sewer service.
  - Natural gas: Site has gas service provided by Montana-Dakota Utility Company.
  - Power: Site served by Montana-Dakota Utility Company.
- (8) Access:
  - Highway: Primary highway U.S. 2 adjacent to site.
  - Rail: Site is adjacent to Burlington Northern, Inc. line.
  - Air: Three miles to airport with Frontier Airlines commercial service available.
- (9) Improvements on site: None at present
- (10) Unique or additional features of site: Plat in file showing location of property ownership.

WOLF POINT  
SITE 5



SITE 5: ORDEAN OLSON

- (1) Size: 120 acres. Site is rectangular in shape.
- (2) Location: Site is located two miles northeast of site outside the corporate limits. Located in S12,13; T27N, R48E, M.P.M.
- (3) Ownership: Ordean Olson, 3000 Custer, Wolf Point.  
Contact: Wolf Point Chamber of Commerce.
- (4) Availability: Contact owner about property availability.
- (5) Property Usage: Property is not zoned nor is adjacent property zoned. Site and adjacent land have farm and pasture use.
- (6) Terrain: Site is flat land with good drainage to the river. Soil bearing ability unknown. No flood history.
- (7) Utilities:
  - Water: Site is not served by municipal water service but wells are on site. Missouri River 1½ miles.
  - Sewer: No sewer service.
  - Natural gas: Site served by gas service.
  - Power: Site served by electrical power.
- (8) Access:
  - Highway: Adjacent to primary highway U.S. 2.
  - Rail: Adjacent to Burlington Northern, Inc. line.
  - Air: One-half mile to airport with Frontier Airlines commercial service.
- (9) Improvemtns on site: None at present.
- (10) Unique or additional features of site: None at present.

## THE RESOURCES DEVELOPMENT INTERNSHIP PROGRAM

The preceding report was completed by a WICHE intern during the summer of 1971. This intern's project was part of the Resources Development Internship Program administered by the Western Interstate Commission for Higher Education (WICHE).

The purpose of the internship program is to bring organizations involved in community change and economic development together with institutions of higher education and their students in the West for the benefit of all.

For community and economic development organizations, the intern program provides the problem-solving talents of student manpower while making the resources of universities and colleges more available. For institutions of higher education, the program provides relevant field education for their students while building their capacity for problem-solving.

WICHE is an organization in the West uniquely suited for sponsoring such a program. It is an interstate agency formed by the thirteen western states for the specific purpose of relating the resources of higher education to the needs of western citizens. WICHE has been concerned with the community and economic health of the West for some time, since it bears directly on the well-being of western peoples and the future of higher education in the West. WICHE feels that the internship program is one method for meeting its obligations within the thirteen western states. In its efforts to achieve these objectives, WICHE appreciates having received the generous support and assistance of Dr. Roger Prior, Office of Economic Research, Economic Development Administration and of innumerable local leaders and community organizations, including the agency that sponsored this intern project.

For further information write Bob Hullinghorst, Director, Resources Development Internship Program, W.I.C.H.E., Drawer "P", Boulder, Colorado, 80302.



The preceeding intern report was completed by the following intern:

Name: David J. Brown

Present Address:

1054 East Sixth Avenue  
Helena, Montana 59601

Permanent Address:

c/o Mary C. Brown  
1005 Peosta  
Helena, Montana 59601

Immediately prior to this internship, the intern was a student at:

College: Carroll College

Major Field: Economics

Year in School: Senior

The preceeding intern report was read and approved by:

Name: Everett V. Darlinton

Title: Senior Industrial Engineer

Address: Department of Planning & Economic Development  
Capitol Station  
Helena, Montana 59601

If you have further comments about this intern report, please write or phone:

Bob Hullinghorst, Director  
Resources Development Internship Program  
Western Interstate Commission for Higher Education  
P.O. Drawer "P"  
Boulder, Colorado 80302

Phone: 303--449-3333





## DEPOSITORY LIBRARIES

Copies of many intern reports printed by WICHE may be obtained on loan directly from WICHE or through one of the following depository libraries:

University of Alaska Library  
College, Alaska 99735

University of Arizona Library  
Tucson, Arizona 85721

University of California Library  
Berkeley, California 94720

University of California Library  
Los Angeles, California 90024

Norlin Library  
University of Colorado  
Boulder, Colorado 80302

Gregg M. Sinclair Library  
University of Hawaii  
Honolulu, Hawaii 96822

University of Idaho Library  
Moscow, Idaho 83843

University of Montana Library  
Missoula, Montana 59801

University of Nevada  
Reno, Nevada 89507

University of New Mexico Library  
Albuquerque, New Mexico 87106

University of Oregon Library  
Eugene, Oregon 94703

University of Utah Library  
Salt Lake City, Utah 84112

University of Washington Library  
Seattle, Washington 98105

University of Wyoming Library  
Laramie, Wyoming 82070



**DATE DUE**


DEMCO 38-301

S/338.09/P4a Montana. Planning  
and Economic Development. Depart-  
ment of...

JUN 11 1975

63

S/338.09/P4a Montana. Planning and Ec-  
onomic Development. Department of...

STATE DOCUMENTS

STATE OF MONTANA  
900 East Broadway  
Helena, Montana 59601

